

ACORN WOODS CONDO ASSOCIATION

Board of Directors Meeting

June 21, 2018

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PRESENT: Ben Brown, Bunty Kothari, Diana Prange, Dick Furstenau, Sean Morrissey

ABSENT: Tammy Kurtz, Amanda Winters

Recognition of Owners & Guests:

- Jake (Intelligent Infrastructure)
- Kelsie Tebbett, tenant (1925, #3710)
- Jeri Marks (1960 #2807, #3808)

Dick requested that Kelsie Tebbett attend a meeting with the unit owner of 1925, #3710, as he is the only one who can speak to the Board and properly represent himself as unit owner. The Board explained to Kelsie that, as a tenant, she has no standing and may not represent herself in front of the Board.

The Board then discussed the pet policy and what to do about dogs on the premises at Acorn Woods. Steve suggested a letter, stating the Board planned to enforce this Covenant; if unit owners did not honor this, they would be sent to the attorneys. He said he would draft the letter to unit owners and their tenants and send it to Board members on Tuesday. Sean made a MOTION to have Steve send this letter to unit owners and post to the buildings—Dick seconded—MOTION carried (unanimously).

Jake from Intelligent Infrastructure was present to discuss surveillance options for Acorn Woods. He suggested cameras would be great for capturing owners with dogs, as well as for security purposes; cameras were also helpful to catch rule violators, watching dumpsters, monitoring lobbies for package theft prevention, and other purposes. Dick said if cameras were to be installed to watch dumpsters, they would need to be high resolution enough to zoom in and view activity clearly. Much of the trash there, he suspects, is not put there by residents. Jake explained a few options the Board had and a few types of cameras. Dick suggested that he and another Board member walk the property with Jake, decide what is needed, and have Jake write up a proposal for the Board to review. One of the bids would be for coaxial and one for the other technology Jake mentioned. Then the Board could get a second bid from another company. Ben offered to walk the property with Jake some time that next week.

Approval of Minutes: Dick made a MOTION to approve the June minutes—Bunty seconded—MOTION carried (unanimously).

Financial / Delinquency Report: Dick had a few questions for Steve about one of the accounts. He then passed around hard copies of the investment account reports and discussed stocks. Discussing the Delinquency Report, only two delinquencies were over a thousand dollars. A unit Dick sold went to someone who has not paid their dues in two months; Steve said EPI would send them a letter. Mr. Mataranges' unit was likely to close soon, as he and his tenant had agreed on a price. Bunty had a question about a roof repair; Dick explained what was done, and he said it would be finished as soon as it stopped raining. This was done for aesthetics more than anything. Bunty made a MOTION to accept the Financial Report—Diana seconded—MOTION carried.

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Dick wanted to talk about the last time the clubhouse was rented. Amanda rented it and reportedly had an above-capacity number of people. There were allegedly around 98 people there. The clubhouse's capacity is 50, according to the fire marshal. Dick wanted to know if he should withhold the check for her deposit and asked the Board their opinion. The Board then discussed this and decided to keep half of her deposit, so Diana made a MOTION to return \$50 to her—Ben seconded—MOTION carried (unanimously).

Management / Inspection Report: Steve wanted to discuss lockers and Dick said lockers were numbered on Ben's building. When Jim returned, the numbering of lockers would be completed.

Sean said Critter Control mentioned a large hole in the soffit of building 1980. He was unsure as to whether the raccoon had been trapped. Dick said he got a call from a resident two days prior to the meeting; this person reported seeing a very large raccoon, so it had not yet been caught.

Dick wanted to discuss parking sticker issues. There were 18 units that did not yet have stickers assigned to them, which was potentially causing issues. If all of these unit owners have vehicles being parked in the guest spots instead, it was filling the guest lot, leaving no room for actual guests. Dick wanted Steve to review the 18 units that do not have stickers, advise the owners that they must have a sticker for one car, and if they do not apply for one, they will be fined \$100. They will have a sticker sent to their unit and \$100 will be added to their account. He made the MOTION to do this—Ben seconded—MOTION carried. Steve said he would have a draft of this letter sent to Dick for review.

Regarding the rule violation at unit #2706, the tenant is appealing the fine. Dick suggested Steve send a letter, saying the tenant needs to let a Board member into the unit to take a look inside and verify there is no need to fine them. Only then, would the fine be revoked.

Ben said the security door on his building has been compromised; it does not lock properly. He said a piece of wire was jammed in it; he removed it, but the lock still did not function properly. Dick said he has someone scheduled to take a look at it.

Dick then made a MOTION to adjourn—Diana seconded—MOTION carried.

The next meeting was scheduled for Thursday, July 19, 2018 at 7:00 pm.

Respectfully Submitted,

Nicole Bequette

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Remaining Action Items:

January 4, 2018 Meeting:

471: Steve to make signs regarding noise and being courteous to neighbors for all vestibules at Acorn Woods.

June 21, 2018 Meeting:

473: