

ACORN WOODS CONDO ASSOCIATION  
Board of Directors Meeting  
March 18, 2021  
Page 1 of 3

Present: Ben Brown, Dick Furstenau, John Cox, Patrick Schiavo, Sean Morrissey, Tammy Kurtz, Steve Elmore (EPI)

Absent: Bunty Kothari

Recognition of Owners & Guests: There were no guests present at this meeting.

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

Financial / Delinquency Report: Dick discussed the accounts and the stocks. He briefly discussed snow removal (over-budget) and janitorial (under-budget) items.

The following units on the Delinquency reports were discussed:

Unit #2604 is in the hands of Keay and Costello; Dick suggested it be given to the new attorneys.

Unit #2608 is also in the hands of Keay and Costello, but it is being rented by the Board, so Dick asked Steve to take it off the list.

Units #2504 and #3709 are with Keay and Costello, so they can continue working on it.

Unit #2710 is being paid down, so it is no longer at the attorneys' office.

Unit #1507 needs a letter sent to the family of the late Donna Calvert, to let them know back dues are still owed. Steve suggested this letter be worded such that the HOA would rent the unit out and get the back dues paid, then continue renting it out until it is sold. A monthly administrative fee of 10% of the monthly rent could be charged each month. Sean made a MOTION to charge an administrative fee for managing a property on behalf of a delinquent homeowner of 10%—Dick seconded—MOTION carried, unanimously.

Units #2604, #3808, #1601, #2704, #2806, #3510, #3803, #3503, and #1805 need to be sent to the **new** attorneys. Steve would ask the new attorneys if it was worth it to pursue anything at the moment, given the pandemic and subsequent moratorium.

Sean made a MOTION to approve the Financial Report—Dick seconded—MOTION carried (unanimously).

Management / Inspection Report: Steve said the landscape contract was finished and requested that Dick fax it to him. As for the upcoming work at the property (to be completed by ComEd), the company does not yet know when construction will begin.

Dick and Steve walked around the entire property at Acorn Woods, looking mostly at patio doors. Many need mullions replaced. Many units need white-backed curtains. Several have screens needing replacement. A few people will be written up for having incorrect grills (charcoal is not allowed) on their decks and patios, and many were storing too many items outside.

ACORN WOODS CONDO ASSOCIATION  
Board of Directors Meeting  
March 18, 2021  
Page 2 of 3

Dick told the Board that he and Jim were able to get into every unit of the two buildings with the highest water bills. They found issues that likely explained the higher water and sewer bills; it was mostly constantly-running toilets. Units #1610 and #1607 in building 1905 were the worst two offenders. Building 1895 had various toilet parts replaced in about 8 units.

Dick said that in building 1895, #1503 is a two-bed, two-bath unit with a likely hoarder living in it. He gave the unit owners 30 days to clean it up, as it appeared to be a fire hazard. He asked Steve to send them a certified letter in 45 days, after which Dick wanted to take a second look at the unit.

Unit #2508 was also a problem, because the valve was leaking water behind the bathtub.

Dick said he received an updated parking lot sticker list. Numbers on decals do not match vehicles in many instances, he said, so it appears as though people are stickering more than one vehicle. There are numerous people with more than two vehicles. This project is still ongoing, and several vehicles have already been towed.

Dick told the Board that he would like to have a parking sticker re-issue day on a Saturday or Sunday in late May or June. He had a new idea for a sticker system. Each resident would be given two stickers per unit. One would be for a private/Reserved parking spot, and one would have a G on it; it would be for the Guest lot. He had a drawing of a sticker design idea that he showed the Board. Old stickers would be removed the day of the event, and the new stickers would be placed on vehicles. Dick made a MOTION to begin the two-sticker plan—Tammy seconded—MOTION carried.

Dick said there was no storage locker rental report included in the books; it had not been in the books the past few months. He requested this report be returned to the books.

Tammy asked about the police report and Steve said the police department does not appear to have people in the office to send the report to EPI. Steve said he would check to see if locker rental fees could be taken out of an assessment monthly payment, per Tammy's request.

Patrick had a brief question about electric car charging stations, after which Sean made a MOTION to adjourn—Tammy seconded—MOTION carried.

The next meeting was scheduled for **Thursday, April 15, 2021 at 7:00 pm.**

Respectfully Submitted,



**Remaining Action Items:**

484: Dick to send drywaller to repair Tammy's wall and investigate the cause of the leak in her bathroom ceiling (#1909).