

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
April 20, 2023
Page 1 of 4

Present: Bunty Kothari, Dick Furstenau, John Cox, Paul Piekarski, Pete Pesetski

Absent: Ben Brown, Tammy Kurtz, Jan (EPI), Steve Elmore (EPI)

Recognition of Owners & Guests:

- Officer Mark B, Aurora Police Department
- Officer Julio, Aurora Police Department
- Merle Rapp (1895, #1502)
- Ever Vazquez (Linden Woods, #3205) and his mother
- Juan Alcantara (1895, #2510)
- Theresa Gustafson (1925, #1707)
- Juan Vazquez (1960, #2805)
- Cheryl Hudson (1980, #2908)
- Lesbia Iturralde (1905, 3602)

Officers Mark and Julio were present to discuss the calls that came in over the last month.

Juan Alcantara (1895, #2510) was present to discuss his balance. He was wondering what payments he was missing. Bunty was able to pull up the report and let Juan know. He told Juan that he also owes for the electrical whip, so the total amount owed is \$574.

Theresa Gustafson (1925, #1707) had several questions for the Board, including ones about ACH, making using ACH mandatory, renting the clubhouse, and the pond.

Juan Vazquez (1960, #2805) was present to discuss the census card. He said he sent in the card when he received the letter requesting he do so. Bunty assured him the fine would be waived if he did indeed send it in.

Ever Vazquez was present with his mother. The form for use of the clubhouse for his Aurora Neighborhood Safety Committee between 6-7 pm, for up to 10 people, was filled out. Ever's mother was present per the Board's request. After a brief discussion, Dick made a MOTION to allow Ever Vazquez to use the Clubhouse twice a month on Tuesdays for his meetings at \$15 each time, per the rules discussed—Bunty seconded—MOTION carried. The first meeting would be on May 2, 2023.

Cheryl Hudson (1980, #2908) said she sent checks to the bank that are not getting posted to EPI's ledger. Bunty showed her that there was a charge for a drywall repair on her account. He and Cheryl then went through her account via the portal. Cheryl said she submitted a copy of a canceled check to Steve, but her account is still not correct in the portal; the check still appears to be missing. She was advised to call EPI regarding this. She had a question about flood insurance, because her bank needs a copy the 1980 building's flood insurance policy; she was advised to call the agent regarding this.

Lesbia Iturralde (1905, #3602) was also present to discuss her balance. She told the Board that she always pays on time, so she went to the bank and was assisted by someone there. She believes her balance should be \$0, but

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
April 20, 2023
Page 2 of 4

this is not being reflected on the report. She believes someone named Lisa from EPI said she would help her maybe two months ago. Dick said he would speak to someone at EPI.

Bunty and Pete also sent in their census cards, so the Board wanted it on record that they would like to have their fines revoked; Tammy wanted her fine revoked as well and mentioned it to Bunty, as she could not make it to the meeting.

Approval of Minutes: Dick made a MOTION to approve the March minutes—Pete seconded—MOTION carried, unanimously.

Financial / Delinquency Report: Dick mentioned the missing water bill from February 2022; the bill was finally received, and it was a large amount. Two gazebos were purchased for the clubhouse and shortly after, Dick received a rebate on them, so they cost less than he anticipated. He hoped to purchase a gas grill for the clubhouse in the near future.

Dick said that, while he was pleased money is being collected, he was not pleased with the attorney the Board had recently been using for collections. The attorney has not been answering phone calls. Dick suggested using the attorney for Linden Woods in the future. Flood insurance was then briefly discussed.

Bunty then made a MOTION to approve the Financial Report—Dick seconded—MOTION carried, unanimously.

Management / Inspection Report: In Steve's absence, Dick went through the Management Report.

There are 5 units from other four buildings and 19 from building 1895 who have not paid their special assessment for the electrical whips.

Storage lockers were discussed next. Six were rented out and are being paid for.

A straw poll was conducted next regarding the ACH situation. Five of the six Board members in attendance voted "yes" for making ACH mandatory at Acorn Woods. Dick wanted EPI to send a letter this month to all those not ACH, informing them that as of August 1, everyone will be paying their HOA fees with ACH. The form for ACH would be included.

The website was then discussed. GoDaddy was the current ISP, and EPI does not want to give access to Pete, because it is for all of EPI's properties. Pete said he could set up a separate website for Acorn Woods on GoDaddy, then port the old domain over. That way, the Board has control over the Acorn Woods website. Dick made a MOTION to put Pete in charge of the Acorn Woods website—Paul seconded—MOTION carried.

Rule Violations were discussed next. The tenant in #2508 was tracking motor oil through the building and charged \$100. Dick wanted that fine to stay; the Board agreed.

Dick then made a MOTION to waive the fines for Bunty, Tammy, and Pete for census cards—Bunty seconded—MOTION carried, unanimously.

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
April 20, 2023
Page 3 of 4

Bunty said the notes-taker offered to retype the old Declarations so that the Board would have a current digital document they could post to the website. Pete made a MOTION to have the notes-taker start the project—Bunty seconded—MOTION carried.

Paul had some questions for the Board about procedures, such as when the water is scheduled to be shut off. He had discussed it with EPI. It did not sound as though emails are sent to tenants, just unit owners. Bunty agreed; he said he always contacts his own tenants when possible. Dick was told the emails are sent to both owners and tenants.

Theresa showed the Board video her plumber took from when the unit she purchased had floors replaced. Her plumber had crawled under her unit, went to the laundry room area, and filmed water. Dick said he would talk to Jim about it.

Bunty then made a MOTION to adjourn at TIME—Dick seconded—MOTION carried, unanimously. The meeting adjourned at 9:50 pm.

The next meeting would be Thursday, May 18, 2023 at 7:00 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Nicole Boquette".

Remaining Action Items:

485: Dick and EPI to schedule and hold a parking sticker event and go building by building.

486: EPI to check on unit #3901 and verify to the owner that she owes the money.

488: Painting of the patio door window frames: the Board to re-visit the issue in the spring—around March—to see what the financial situation is like, and determine whether to subsidize the cost, etc.

~~489: EPI to investigate how Samantha Baker's assessment came to be the amount it is, as it seems high. ?~~

490: EPI to update the Financial Report on the Acorn Woods website.

491: EPI to send a letter to all those living at Acorn Woods currently not ACH, informing them that as of August 1, everyone will be paying their HOA fees with ACH. The form for ACH would be included.