

ACORN WOODS CONDO ASSOCIATION

Board of Directors Meeting

February 2, 2017

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PRESENT: Amanda Winters, Ben Brown, Bunty Kothari, Marcie Scales, Dick Furstenau, Sean Morrissey  
Steve Elmore (EPI)

ABSENT: Diana Prange

Recognition of Owners & Guests:

- Nick Pervan, Chicago Technical Solutions

Bunty's friend Nick Pervan, the owner of Chicago Technical Solutions, was present to discuss security issues at Acorn Woods. The original idea was that one camera could be placed at each front entrance and one could be placed on the roof of each building and pointed toward parking lots.

Nick explained that he went around the premises with Adam. He suggested a DVR be placed in the mechanical room of each building; wiring could go through the storage rooms. He explained the difference between wireless systems, truly wireless systems (which would require batteries), and the advantages and disadvantages with each. He went over costs, what was included, and how each camera would be set up. There would be one four megapixel camera at the front door and a one-terabyte DVR per storage room. The only issue was that each of these storage rooms would have to have an internet connection. Dick made a MOTION to start this project at building 1980, with one camera at the building, one at the dumpster—Bunty seconded—MOTION carried (unanimously). This would be the test building. Bunty then requested that Steve call Comcast and have an internet connection started in the storage room of that building.

Approval of Minutes: The January minutes were tabled until the next meeting.

Financial / Delinquency Report: Dick briefly discussed the various assets, Accounts Receivable, insurance (including package policy and flood), and clubhouse rental. When the Board asked Steve about unit #2504, he reminded them it was all rule violations (mostly satellite dish) and therefore, it cannot be sent to the attorneys. When discussing Ms. Johnson at #2505, Steve told them she was current and is on ACH, but she owes back dues. Dick made a deal with her daughter to pay a set amount per month; that amount is around \$242. Unit #2510 owes money; this is the one Dick said repairs were done twice for due to water leaking from the tub and toilet. Unit #2706 has a new repair charge. Unit #2901, Primestar Mortgage, has paid; the balance may have to be written off. The unit appears to have been sold; closing does not appear to have taken place. Unit #3510 has a few rule violations for door hardware.

Bunty made a MOTION to approve the financial report—Sean seconded—MOTION carried (unanimously).

Management / Inspection Report: Steve said the flood insurance is taken care of. He needed approval for the preliminary draft for the letter, to tell everyone they will be on their own for flood insurance in 2018. Dick had a few corrections, amendments, and additions to make to the letter.

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Dick instructed Steve to write a letter to all Acorn residents saying that flood insurance will be covered for 2017; however, in 2018 residents will pay it on their own, but HOA fees will be reduced by a certain percent.

Advanced Disposal called Steve regarding the pole that was struck at Acorn Woods; Steve was not present to take that phone call. He told the Board he is now playing phone tag with them. He said if need be, he would tell Advanced Disposal he is considering this a breach of contract. He is asking for \$1500 to help pay for the light that was struck.

Steve wanted the Board to look at the door lock on page 10 of the Inspection Report. The deadbolt and doorknob are correct; the handle is missing. The Board looked at the photo and told Steve they wanted the door handle to be present.

Amanda said the if people have driven near entryway to Acorn Woods from Selmarten, at the 1960 building, they may have noticed there are three potholes in need of filling. She then mentioned that there are people who live above her, in unit #3902, that need a letter sent to them regarding cigarette butts being thrown over their balcony. Unit #3906 needs a letter for this as well; they also leave liquor bottles outside. Ben said units #1704 and #2705 need the letter, too.

Dick encouraged people to talk to Aurora mayoral candidates about the land next to the clubhouse and getting Acorn Woods out of the flood plain. Sean said he could help.

Ben then made a MOTION to adjourn—Sean seconded—MOTION carried.

The next meeting was scheduled for **Thursday, March 1, 2017** at 7:00 pm.

Respectfully Submitted,  
Nicole Bequette

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**Remaining Action Items:**

**July 3, 2014 Meeting:**

454: Steve to draft a letter for all Acorn Woods residents regarding the installation of 1.28-gallon toilets in all buildings and send it to all Board members for editing before it is sent to residents.

**July 14, 2016 Meeting:**

460: Dick to investigate prices for cameras to be placed at dumpster sites.

461: Steve to send unit owners still in violation of the doorknob bylaw a letter, reminding them of the door lock letter sent and what it is to look like, offering Adam's services to install one, and requesting completion in the next 60 days.

**August 4, 2016 Meeting:**

463: Steve to send a letter to the residents in unit #2705, who were throwing cigarette butts on the ground.

**November 3, 2016 Meeting:**

464: Steve and Dick to investigate the cause or causes of the unusually high water bill at building 1980.

**February 3, 2017 Meeting:**

465: