

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
September 21, 2023
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Present: Ben Brown, Bunty Kothari, Dick Furstenau, John Cox, Paul Piekarski, Pete Pesetski, Mark (EPI)

Absent: Tammy Kurtz

Recognition of Owners & Guests:

- Angel Torres (1980, #2903)
- Liz Bugarin (1895, #3510)
- Pramod (Last Name?) 1905, #2608
- Tenant (1925, #2708)
- Officer J. Fischer, Aurora PD
- Officer Baluyut, Aurora PD

Meeting called to order at 7:05 pm.

Ben Brown had not yet received his \$50 refund for the locker rental; Dick told him he had a blank check so he could give him his refund at the meeting.

Officer Fischer discussed the damage to three ballard lights at Acorn Woods. Like Dick, he suspected this damage was intentional. The lights were still going on at night, so Dick set them upright and scheduled a repair.

There were 12 officer-initiated patrols completed in the area. One hit and run report was taken at Linden Woods; the car was backed into overnight. One motor vehicle theft report was taken, but it was not an actual theft; this occurred at 1980 Selmarten and was a domestic issue.

Bunty asked about a burglary of items from car at Linden over the summer and another that was reported recently, and Officer Baluyut recalled the incident. Bunty asked if he thought cameras would be helpful and Officer Baluyut said cameras were helpful, though Officer Fischer said they are not the deterrent they used to be. Officer Fischer said cameras are helpful, though. Mark asked about when parking lot lights are brightened, and the officers agreed this was helpful, as would reminding residents to lock their vehicle doors.

Dick asked about the "relocated a vehicle" incidents and Officer Fischer explained that the towing company has to tell the police before they tow any vehicle.

The officers then departed.

Pramod (last name?) (1905, #2608) said his tenant has complained about the unit above. The unit above (#3608) has a tenant residing there who is a registered sex offender, which is not the issue. The complaints range from the tenant doing projects at odd hours, singing loudly in the laundry room, playing loud music, and being disruptive.

Dick said he knows this tenant and has warned him repeatedly to turn his music down. He said he can check the records and once the lease is up, he could talk to the landlord about not renewing it.

The tenant at 1925, #2708 was present because his landlord was unable to make it to the meeting. This tenant, despite living in the nearby building, also has an issue with 1905, #3608—the same noise issues as Pramod (last name?)’s tenant—so Dick initially suggested they compile a list of their complaints. However, the complaint list grew so long that Dick said they likely have enough complaints to convince the landlord to evict his tenant.

Liz Bougarin (1895, #3510) was just present to attend a meeting, and she wanted to know what the noise ordinance was. Dick said it should be quiet at Acorn Woods by 10 pm and Jim said the City of Aurora has noise ordinances she could look up online.

Angel Torres (1980, #2903) was present to discuss what he called a lack of communication. He said he was fine with using ACH as per the new rule at Acorn Woods and reported that he had sent his paperwork to the Association in May to enroll. He said that pays his bills ahead of time each month. On June 9th, the money was automatically withdrawn; however, he noticed his HOA fee was then taken out again.

He emailed EPI and reported this error and was told he would be cut a check. As time went by, he said he felt as though he was being given the runaround. He suggested that EPI could use the money for his next month’s payment, but he was told he could not do this due to the ACH. He is therefore owed one month’s HOA fee and cannot be credited. Mark made a note of this and said he would look into this for Angel.

Approval of Minutes: Dick made a MOTION to approve the August minutes, as amended—Ben seconded—MOTION carried, unanimously.

Financial / Delinquency Report: Dick said 122 units are now signed up for ACH and 28 units remain. He is hoping they could cancel late fees for anyone who signs up for ACH and tell those who sign up by December 15th that they will have their late fees waived. He wanted to put this in a letter and send it to the remaining 28 people.

Dick had the invoice for #1508 sent to him for repairs caused by #2508; the amount was \$831, as the ceiling and wall were pretty severely damaged.

The attorneys sent Acorn Woods a bill for \$3,400 back in March, but Dick received this bill only just recently. He does not want to pay it until it is itemized. He also does not want to continue using their services. He wants to interview an attorney in Aurora. He mentioned that he does not feel it necessary to take anyone else to court in the near future.

Dick asked that Mark please look into an \$8,500 check that should have been deposited a while ago.

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

Management / Inspection Report: Dick asked if anyone understood why 20 people have still not paid for their electrical whip special assessment at building 1895. Paul suggested the 20 people be sent an actual invoice, as the notice looked more like a letter than an actual request to pay. Dick suggested that all remaining delinquent owners be sent a letter, giving them 30 days to pay and mentioning that, anyone who has not paid will be fined \$25/month after the 30 days.

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Liz Bugarin (1895, #3510)'s unit was listed as not paid for the electrical whip; however, the Board agreed to have Mark check to see if the fee was taken care of when she purchased her unit in December of 2022.

Mark said 1905, #1609 is still being worked on; Mike the plumber is trying to finish scheduling the pipe work, after which the sealing and drywall can be done.

A tenant's vehicle was towed; they were on a short-term lease. On the agenda was an inquiry about whether a placard of some sort could be created and utilized for those doing short-term leases. Bunty had also spoken to Dick regarding this. Reserved spots are often open at night and visitor spots are often full.

The Board then discussed this parking issues at Acorn Woods. Cars are being towed, parking in the street, and there again does not appear to be enough guest parking. Bunty suggested that they create some kind of temporary placard, for AirBNB and other short-term rentals; Pete and Paul agreed that this was a good idea. Landlords could call EPI and report the placard number each time a new person moves in. Mark was asked to look into this. Bunty was asked to give his temporary tenant information to Dick so she did not get towed again.

Moustafa Dada (1895, #2508) called Dick to let him know his tenant was gone; he will be charged for the extensive damage to unit 1895, #1508. The stains his tenant made to the carpet were successfully removed by the carpet cleaners. Mr. Dada told Dick he has changed his standards and would get better tenants in the future. Dick asked Mark if he could please let him know first thing tomorrow morning if the first repair bill was paid.

Unit 1925, #2705 has had a mess on their balcony for many months. The Board sent a letter three weeks prior, and the mess has not as of the date of the meeting been cleaned up. The Board agreed to send another letter, and if it is not cleaned up in two more weeks, they will fine them \$100.

Unit entry door locks were discussed; Dick agreed the keypad-style locks were allowed, as long as they were the bright brass color.

Pete said the caulk in his unit at 1960, #1808 on the outside of his window is old and needs replacing. He wanted to know who was responsible for exterior caulking. That, Dick said, was the HOA's responsibility. He asked Mark to create a work order.

Pete said that in building 1960, the east side doors are slamming shut. The door closers themselves need replacement for first and second floors. Jim agreed and said that in building 1895, on the 3rd floor north entryway, it is the same way. That door needs a repair work order created.

Pete said he talked to various web designers, and one of them would charge \$1,700 to create a new one for Acorn Woods and build it on a modern platform. He said that seemed like an excellent price, and Paul agreed. It would take about a week or so to create the new website. Pete said he needs access to the current Acorn Woods website and he has not yet been given this, and it is because all of EPI's property's websites are tied together. He needs to be granted temporary access to the information.

Pete will also create a GoDaddy account; he needs a credit card to put on file with them. Dick said he would give him the credit card he uses for Acorn-related items. Pete made a MOTION to use the company and pay them \$1,700 to create the website—John seconded—MOTION carried, unanimously.

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Paul had a question about the mansard repair; Jim said if he can meet him there tomorrow, he can work on it. Paul told Mark he received notices regarding water shut offs and wanted to know if the email went out to tenants; Mark said he would look into it.

Ben said last month's packet had three charcoal grills listed under Rule Violations. He wanted to know if the notification that was sent to the residents was sent with any urgency. Dick agreed, as this is a dangerous item and not allowed by the City of Aurora. Ben said he would be happy to ask the fire department what the protocol was.

Bunty then made a MOTION to adjourn at 9:21 pm—Dick seconded—MOTION carried, unanimously.

The next meeting would be **Thursday, October 19, 2023** at 7:00 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Nick Bequette".

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.
- 490: EPI to update the Financial Report on the Acorn Woods website.
- 493: EPI to create a report showing how many residents signed up for ACH and how many were not using ACH.
- 495: Mark to look into Cheryl Hudson's (1980, #2908) issue regarding a late fee.
- 496: Mark to look into why several units at Acorn Woods were charged \$100, then call Dick and explain the charges.
- 497: Mark said he would look into why Bunty does not appear to be getting charged via ACH for locker 2711 and let Bunty know.
- 499: Mark to fine the owner and tenant of Unit #1706 and request they remove their Buffalo Bills sign.
- 500: Mark to arrange a meeting regarding the studio unit (1905, #1609) regarding the bedroom that was not built to code. The meeting should be between the owner of the unit, EPI, Bunty, and anyone else on the Board who wanted to attend.
- 502: Mark to look into refunding Angel Torres (1980, #2903) for one month of HOA fees.
- 503: Dick asked that Mark please look into an \$8,500 check that should have been deposited a while ago.
- 504: Mark to create a work order for exterior caulking of the window at 1960, #1808.
- 505: Mark to create a work order for building 1895, 3rd floor north entryway, for the door that slams shut.