

ACORN WOODS CONDO ASSOCIATION  
Board of Directors Meeting  
February 18, 2021  
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Present: Ben Brown, Bunty Kothari, Dick Furstenau, John Cox, Patrick Schiavo, Sean Morrissey, Tammy Kurtz  
Steve Elmore (EPI)

Absent:

Recognition of Owners & Guests:

- Amanda Winters (1980, #2902)

Amanda was present with a quick question about her parking sticker, and what to do with it after she moved. She was told that she needed to remove hers from her vehicle as much as possible when her unit sold and mail it to EPI; she could also give it to Jim or Dick. Whomever buys her unit will be issued a new sticker. She was given instructions as to where to put her lock box; she was also advised to have her Realtor put identifying information on it.

Approval of Minutes: Dick made a MOTION to approve the January 2021 minutes, with changes—Bunty seconded—MOTION carried (unanimously).

Financial / Delinquency Report: Dick discussed the accounts. He mentioned that he sold the two stocks discussed at the last meeting and purchased different stock. He briefly discussed dividends.

The new budget was enclosed. Snow removal was a large line item this year, so it was already over budget. Natural gas was also over budget.

A letter needs to be drafted regarding Jim and Dick going into each unit of two buildings with high water bills; they would be checking for sources of water leaks, such as running toilets. One of the buildings is 1905 and the other, Steve said he could check the bill from a previous month to determine which was high. March 6<sup>th</sup> and 7<sup>th</sup> were decided upon for days to go through buildings 1905 and the other building with an unusually high water bill.

Dick suggested a quarterly newsletter be written and sent to unit owners; he said he would write it. It would be emailed to everyone.

Dick has a parking sticker report and said there had been a few cars towed, a few of which because they appeared inoperable. One belonged to someone who no longer lived at Acorn Woods.

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

Management / Inspection Report: Steve said after checking, it was building 1905 and building 1895 that appear to be the two highest water bills. These should be the two buildings Dick and Jim walk through on March 6<sup>th</sup> and 7<sup>th</sup>. It was decided they would begin at 9 am Saturday and start with building 1905. Anyone not reached these two days

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would be reached during the next week. Dick and Jim will attempt to fix any issues at the time of their walk-through. Dick said he would send letters regarding this.

Dick said he checked records and reported that 85 of the units at Acorn Woods are rentals (which left 65 owner occupied); this does not qualify the community for HUD.

Steve wanted had landscaping bids for the Board to review. He suggested the Board try to combine landscaping bids with another condo complex and have one company do landscaping at two communities, in an attempt to save money. Dick made a MOTION to accept Western DuPage—Ben seconded—MOTION carried, by a vote of 6 to 1.

Burial of the power line at Acorn Woods was discussed next. This would not commence without a meeting with the Acorn Woods Association and due to weather, it was not likely to happen until at least March or April. Dick asked that Steve check with ComEd and be sure they understand which buildings belong to Acorn Woods, including the clubhouse, and be sure they have an updated map of all property owned by Acorn Woods. Steve said he would copy Dick and Bunty on the email he sends to ComEd.

There is a letter in the books from a resident regarding the charge to unit owners for electrical whips. They requested a discount. Dick made a MOTION to deny their request—John seconded—MOTION carried, unanimously.

Dick discussed the rental unit the Association is renting out; the tenant is paying, and the bank is now trying to access it. Dick suggested they ignore the letter and the Board decided to do so, unless the bank became more aggressive. If the bank persisted, the Board could involve Keay and Costello.

Tammy said she emailed EPI and asked them to please forward a copy of the flood insurance, and she never received one. This was around February 2<sup>nd</sup>. Steve said if she needed help, please contact him. He would also add a copy of the flood insurance to the Acorn Woods website. Tammy wanted to know when her wall could be repaired; she had a pipe replaced in her kitchen and an area needs to be drywalled. Jim said he would schedule Bill the drywaller for her.

Dick said a notice was hung in the laundry rooms, requesting that laundry not be done after 10 pm out of courtesy to those living there. A notice was hung at 1925 regarding the theft of snow shovels and buckets and salt, and a \$250 reward was offered to anyone who figured out who the culprit was.

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

The next meeting was scheduled for **Thursday, March 17, 2021 at 7:00 pm.**

Respectfully Submitted,

*Nicole Boquatto*

**Remaining Action Items:**

482: Dick to look into ceiling fans for better, more consistent temperatures in the clubhouse.

483: Steve to have signs made, saying something to the effect of not feeding wild animals, and post it near the pond at Acorn Woods.

484: Steve to send the Board the engagement letter from the new attorney.