

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
April 15, 2021
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Present: Ben Brown, Buntz Kothari, Dick Furstenau, John Cox, Patrick Schiavo, Sean Morrissey, Tammy Kurtz, Steve Elmore (EPI)

Absent:

Recognition of Owners & Guests:

- Janice Holloway (1905, #3503)

Janice Holloway was present because she needed proof that the flood insurance had been paid, so she could provide this to her mortgage company. Steve gave her paper so she could provide him with her email address. She also requested her current balance and was given this information.

Tammy said she tried having a new dishwasher installed, but Home Depot wanted her to replace the shutoff valves under her sink first. She wanted to know who to hire and who to ask about turning the water off, as water has to be shut off for the entire building in order to replace shutoffs. Jim said she had to make an appointment for him to shut water off to her building and she could pay him or a plumber to have the valves replaced.

Dick requested that the storage locker report be updated and more detailed, closer to the way it used to be. He also asked if Steve could look into whether it was possible for the city of Aurora to provide the Board with police reports from past (missed) months.

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

Financial / Delinquency Report: Dick discussed the balance sheet briefly, including the stocks. He then requested that Steve explain the revised budget. Steve explained to the board that the FHA required that 10% of the budget be set aside for Reserves. Steve then made those revisions to the budget. Dick made a MOTION to approve the revised budget—Tammy seconded—MOTION carried, unanimously.

Regarding the balances discussed last month, Dick told the Board that he spoke to the new attorneys regarding the units they would be handling.

Buntz then made a MOTION to approve the Financial Report—Tammy seconded—MOTION carried (unanimously).

The roofing bid for the final building at Acorn Woods was accepted, and roofing had already begun. Any plywood needed would be an extra charge, as would drains (if needed). Dick made a MOTION to borrow up to \$80,000 at 3.75% to finish the roof—Ben seconded—MOTION carried, unanimously.

Dick wanted to discuss the patio at the clubhouse next. He passed out a piece of paper to Board members with a list of items people most wanted to do.

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Items included removal and replacement of the old swimming pool deck; securing and painting of metal fences; building a pergola; including a gas grill surrounded by a brick enclosure; repairing the fountain and pump; adding flowering trees and plants; and completing electrical work. He asked if Board members had any input. Sean wanted to see a sketch or other preliminary design for the patio first; the Board agreed.

Management / Inspection Report: Steve said they do not have an opinion from the new attorneys yet; the moratorium is May 1st for the State, and it will probably be extended.

ComEd has not given Acorn Woods a date for the project, but Steve estimates it will be at least two months, as they are running behind schedule.

Rule Violations were sent out, and an appeal was sent regarding a white screen door; the rule is that they are to be brown. A letter was attached along with the appeal. The Board agreed it had to be brown or bronze. Steve said he would notify the unit owner.

The Board then discussed recent sales at Acorn Woods. Dick then brought up the issue of charcoal grills, which are not allowed on the premises and will need to be removed. He wanted to discuss the report about the electrical whips. Dick said the Board needs to eventually decide what to do about those who have not paid.

Steve said the inspection revealed the mullions need to be addressed; homeowners will need to replace broken ones. There were some Christmas decorations still up. One unit has cables dangling. Steve reported some broken blinds in need of removal or replacement, and curtains need to be white facing the outside.

Tammy and Dick both wanted rule violation notices to be sent to both the tenant and the unit owner, but Steve said often the census card is not updated, so many of these do not get sent to the right place.

Dick mentioned that the two parking sticker system was being implemented and a sticker event would be held some time in June.

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

The next meeting was scheduled for **Thursday, May 20, 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).

485: Dick and EPI to schedule and hold a parking sticker event (June 2021).