

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
June 15, 2023
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Present: Ben Brown, Dick Furstenau, Paul Piekarski, Tammy Kurtz, Scott (EPI)

Absent: Bunt Kothari, Pete Pesetski, John Cox

Recognition of Owners & Guests:

- Nerissa Bonet (1925, #2701)
- Officers Fischer and Weil, Aurora PD
- Jeanette Rodriguez (1905, #2602)
- Janice Holloway (1895, #3503)

Nerissa Bonet (1925, #2701) was present to discuss her balance, which was still off according to her records. Dick discussed it with her, then he and Scott verified her balance had been corrected, according to EPI's records, and her balance was in fact zero.

Officers Fischer and Weil were present to discuss the police report and local goings-on. There were two different incidents involving autos in Walden Woods; the one vehicle was just damaged, and the other was stolen by juveniles. They discussed Hyundais and Kias being targeted by auto thieves recently. They explained that owners of these vehicles need a software upgrade if they owned Hyundais and Kias manufactured between the years of 2015-2022. This update could be done at any dealer. Additionally, owners could visit the Aurora Police Department to receive a free steering wheel lock, which makes a good deterrent for would-be thieves.

There was a burglary at Linden Woods, but a key was used for entry, so it appeared as though a family member might be involved. Dick said in building 1895 at Acorn Woods, there were five reported occurrences of noise and one of vehicle theft. The officers reported that the theft involved a woman who loaned her vehicle to an acquaintance and then reported it as stolen; the person then returned the car. The excessive noise reports involved two different units, and the residents were issued warnings. Also in building 1895, there was a dispute between two neighbors over littering. In the 1925 building, there was a domestic violence incident that the officers could not discuss further.

Jeanette Rodriguez was present because she needed information to give her homeowner's insurance company regarding flood insurance, so Scott provided her with that information. Dick also gave Jenny's phone number to Jeanette so she could reach her directly. Jeanette also wanted to know how to get her name on the intercom system, and Jim White said he would be happy to assist her in that matter.

Janice Holloway was present to get an ACH form, but Scott did not have any forms with him. Her daughter was present as well, so Dick instructed her to go to the website, go to Forms, and download one for ACH.

Approval of Minutes: Paul made a MOTION to approve the May minutes—Tammy seconded—MOTION carried, unanimously.

Financial / Delinquency Report: Dick wanted to discuss the balance sheet, which was slightly higher now than when the report was generated. Dick said on page 5 of the janitorial contract, it should say \$1,300. and then a raise to \$1,400.

Dick went through the Delinquency Report, which he said was looking much better in recent times. He circled a few on the report and said there were six over \$1,000. and one over \$3,000.

Dick had requested a report from EPI regarding ACH. He requested the report show where they started, how many signed up, and how far they are progressing each month.

Paul then mentioned that he would like to get himself off the Delinquencies list; it shows him owing 66 cents, and he had a dollar with him.

Dick discussed tuck pointing and brick work; labor and materials are \$9,500. He had given the company a down payment, and he will continue to pay as they progress. The painter, Bill, painted the areas between the brick and mansards for \$5,500. He was given half the money, and Dick will write him a check for the other half soon.

The gazebos were assembled and sitting on the patio, but they have not been bolted down yet. The cost to assemble them was \$1,700 total.

Tammy then made a MOTION to approve the Financial Report—Paul seconded—MOTION carried, unanimously.

Management / Inspection Report: Dick briefly discussed clubhouse rentals; there was a rental on the 19th and again on the 27th. There were a few rentals in July as well. He wanted the Board to think about raising the clubhouse rental fee from \$75 to perhaps \$100. They did not have to vote today, just think about it to discuss in the near future.

The electrical whip report was included and it showed that about 20 of the 30 people from building 1895 have not yet paid. Dick asked that they be sent another letter, but please send a draft of the letter to Dick first, for him to review and amend as necessary.

There was an issue with ACH for a unit for DMT; Dick said he had discussed this with Jan. They are now on ACH, so DMT's balance should be zero.

The locker rental report was included; however, Dick had a question about Bunty's locker (2711), as it did not appear on the report as it should. Additionally, Bunty's tenant, Lee, was looking for an available locker nearby. Jim mentioned that locker 3711 is available, as is locker 2611, and the Board agreed that Lee would likely prefer the one on the 2nd floor (2611).

The laminated signs announcing the change to ACH were given to Dick. After reviewing them, he said they were in need of modification before they could be hung in all buildings. HOA dues were on the 7th of each month, not the 1st. Anyone paying dues by check will be charged an extra \$35 **every** month, and this needed to be made clear. Late fees would be cumulative at \$25 each month, until the balance was cleared up. He also asked to see a draft of the new signs before they were laminated.

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Rule Violations were discussed next. The person in 1895, #2508 was supposed to be fined to pay for cleaning the oil stains in the building's carpeting. This had occurred around March, and EPI has not as of yet issued this fine. The tenant in that same unit has been causing a lot of issues. After some discussion, the Board wanted the landlord to be sent a letter, requesting they have a discussion with Dick about the problems with his current tenants.

There was a Buffalo Bills sign displayed in the ground near someone's unit. The Board discussed it and then decided to send the unit owner a letter, asking that they please remove the sign, as it is a rule violation.

The roofer got one building mansard done; he will return soon to work on roof leaks. Paul will be contacted shortly so the hole will be repaired at his unit.

Tammy then made a MOTION to adjourn at 8:42 pm—Paul seconded—MOTION carried, unanimously.

The next meeting would be Thursday, July 20, 2023 at 7:00 pm.

Respectfully Submitted,



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.~~

492: Mark to reverse census card fines for Dick, Bunty, Tammy, and Pete, as well as late fees for Ben Brown.

493: EPI to create a report showing how many residents signed up for ACH and how many were not using ACH.

494: Mark to email Jim directly all the work orders for Acorn Woods.