

February Board of Director's Meeting Minutes

ACACIA BOARD MEETING MINUTES

Wednesday, February 12, 2025

1. Welcome – President, Julie Wright
2. Pledge of Allegiance
3. Roll Call - Board Members in attendance: Julie Wright, Jen Cione, Bill King, Hank Arnold, Tom McKirchy Absent: Ben Boyd
4. Approval of Board Meeting Minutes from January 14, 2025.
5. Director's Reports:

President's Report - Julie Wright

Welcome Board Members and Residents to the February 12th, 2025, Acacia Association Board Meeting.

As we approach the end of the term for this Board, I would like to take the opportunity to thank everyone who has been involved with this board from start to finish and contributed a little or a lot. I would also like to thank our entire staff and volunteers. There is a lot of work that goes into keeping Acacia running smoothly. Thank you all!

I also want to mention that while I had all the intentions of running for the board during this current election and my interest and bio were included in the January Newsletter, I made the decision the morning the ballots were being sent out that I needed to remove my name from the ballot. I was offered a work promotion effective April 1st and will have heightened responsibilities therefore it was in the best interest to pull my name from the ballot to avoid having to resign at a later point. It was my pleasure to be involved with this board and the residents for the last 12 months as Vice President and then President along with the responsibilities of Grounds Director and Village Relations.

I have a quick story I'd like to share with you about the facts of Redwood Trees.

- They are the tallest trees on Earth and almost as old as dinosaurs.
- They live for thousands of years.
- The most important fact is they take care of each other.

- A redwood tree has roots typically 6 to 12 feet deep but can extend outwards up to 100 feet.
- Redwoods don't have a tap root to anchor them deep into the ground. Instead, they create a community by intertwining their roots with other surrounding red wood trees.
- This connectedness helps the trees support each other and share nutrients.
- The trees can withstand strong winds and floods because of their connected root system.
- Redwoods can survive earthquakes, fires, storms, and prolonged flooding because of their root system.

Why do I tell you this story about Redwood Trees? As I leave the board, it is my hope and prayer that our community can connect like Redwood Trees and be a support system, share love and kindness. As intangible storms come our way, let's be a community anchored to conquer all

Treasurer Report – Jen Cione

Statement of Financial Position

Preliminary as of January 31, 2025

	<u>2025</u>	<u>2024</u>
Cash/Investments	\$ 596,546	\$ 637,040
Other Current Assets	\$ 62,486	\$ 21,307
Total Fixed Assets	\$ 286,224	\$ 286,719
Total Assets	\$ 945,256	\$ 945,066
Total Liabilities	\$ 14,815	\$ 30,332
Total Equity	\$ 930,441	\$ 914,734
Total Liabilities & Equity	\$ 945,256	\$ 945,066

Statement of Activity

Preliminary YTD through January 31

2025

2024

Revenues	\$ 105,207	\$ 103,778
Payroll \$	19,821	\$ 11,108
Contract		
Services/Repairs/Supplies/Utilities \$	8,190	\$ 11,108
Admin/Ins/Professional Fees \$	3,890	\$ 4,499
Depreciation \$	3,919	\$ 3,919
Total Expenditures	\$ 35,820	\$ 33,337
Net Revenue before Reserves \$	69,387	\$ 70,441

Clubhouse – (Nothing to report).

Recreational Facilities – Julie Wright (Nothing to report.)

Ground Maintenance – Julie Wright

Please note that tonight due to the weather, the contracted snow removal company will start to send out snowplows tonight starting at 10:00 o'clock pm.

Townhome Maintenance – Ben Boyd (Not Present)

Village Relations – Julie Wright

There is an Indian Head Park Village Board Meeting being held tomorrow, Thursday, February 13th, 2025, at Village Hall at 7:00 o'clock pm. I will be attending this meeting and encourage Acacia Residents to do so too. The meeting will address the Wolf Road sidewalk expansion. The Acacia Board is supporting alternative one.

Architectural & Landscape Committee (ALCC) – Tom McKirchy (Nothing to report)

Office – Julie Wright (Nothing to report.)

6. Election – The election closes on February 25 at 8:00pm at the Acacia Clubhouse. All ballots will be counted, and results will be announced the February 25th, 2025, Board Meeting.

7. Old Business and/or New Business

Board President Julie Wright: "The Board of Directors had a Closed Executive Session today, Wednesday, February 12, 2025, adjourning at 6:30pm at the Acacia Clubhouse. I am making a motion to approve item "A" from closed session, in this open session. We will need a second to motion to vote on

approval of item "A" from the closed Executive Session"

Director Cione motioned second.

Motion approved by roll call vote. (5-0) Director's Wright, Cione, King, McKirchy and Arnold all voted Yay. No Nay votes.

Motion to approve payment of SMG Security Holdings, LLC. For \$355.00, invoice dated January 27, 2025. This was a service call for assistance from a compromised surveillance camera. This was to view video footage of who the anonymous resident was that dropped off a folder pertaining to a resident's information.

Director King motioned second.

Motion approved by roll call vote. (5-0) Director's Wright, Cione, King, McKirchy and Arnold all voted Yay. No Nay votes.

Motion to approve payment of CS&R Attorneys at Law invoice for \$1,087.50, invoice dated January 31, 2025. The items on this invoice were for reviewing governing documents regarding the annual budget, email read receipts and review regarding trust document, declaration requirements, and what actions to take.

Director Arnold motioned second.

Motion approved by roll call vote. (5-0) Director's Wright, Cione, King, McKirchy and Arnold all voted Yay. No Nay votes.

Motion to approve payment of Clear Water Pools, invoice dated August 23, 2024, for \$758.00. This is for repair and labor for the broken heat exchanger that was leaking on the pool broiler.

Director Cione motioned second.

Motion approved by roll call vote. (5-0) Director's Wright, Cione, King, McKirchy and Arnold all voted Yay. No Nay votes.

Motion for approval to table payment of Jon Komperda Construction and let the new Board of Director's at the March 11, 2025, meeting vote on this matter.

This is for the installation of aluminum copings on 139 units.

Director King motioned second.

Motion approved by roll call vote. (5-0) Director's Wright, Cione, King, McKirchy and Arnold all voted Yay. No Nay votes.

Motion for approval to table approval Cambridge Financial Solutions and let the new Board of Director's at the March 11, 2025, meeting vote on this matter.

This is for 2024 State and Federal State Tax Return to be filed, and preparation

of 2024 Financial Statements.

Director Cione motioned second.

Motion approved by roll call vote. (5-0) Director's Wright, Cione, King, McKirchy and Arnold all voted Yay. No Nay votes.

8. Homeowner's Forum

Jerry Rizzo:

"I am tired of all the nonsense. It is time to clean the slate, clear the air, and tell the truth. I have questions and I would like answers. The following questions are for Be. Boyd.

- How did your golfing buddy Tom Hinshaw get access to the code for the pool and swim like a king by himself at 9:00am in the morning when the pool does not even open until 11:00am?
- You are the Townhomes Maintenance Director, and you care more about the pool than the townhomes?
- How much were you're the pool attendants getting paid?
- Who hired the office manager Michelle, and was there another Board Member as a witness?
- What is Michelle's Salary?

Vinyl siding has been on our houses for 22 years, no maintenance, no repairs. Did you really even want to fix the townhouses? You had a committee and wasted 5 months on whether to have vinyl siding or hardy board put on your houses. Vinyl siding won. So how did an inferior product like LP Smart Board get put on our houses? There aren't many ways to build houses. If there is a product more cost efficient and maintenance free than vinyl siding, now is the time to speak up. You talk about management companies. They are leaches and parasites.

I look at the board and see Jason, Jen, Tom McKirchy, Bill King, and Hank. Add a couple of experienced board members like Jack and Amy. If we do this, I see the winning formula for success. If you need one more candidate, I recommend Diane. Those are the names I am endorsing and voted for.

For God's sake we are smart enough, plus we have the product and company. Tom McKirchy is my friend. He is honest, has the product vinyl siding and the company to install it. I am a thousand percent behind him.

What is your plan moving forward? Doing nothing or going back to the same routine is not an option anymore. It is why we are in this mess and in debt. If we don't change our game plan, our assessments will keep going up every year with nothing to show in return. No more committees. No more meetings. No more guessing. No more excuses. After 22 years, if you do not have a better product than vinyl siding, you have nothing.

Then I saw Tom McKirchy's plan moving forward is the best plan to protect our houses and control our assessments. Remember protection is the only answer and you will never beat mother nature.

Also, what you did to Tom McKirchy and his paperwork was low down, dirty, and shows me you have no class. If you can't look your enemy in the eye and take him out, then you are nothing but a coward. Integrity really does matter, but you Ben, and your buddy Tom Hinshaw do not have any.

I want this statement noted for the record of board meeting minutes and included in the newsletter, because you Ben, and your buddy Tom Hinshaw put us in debt over \$200,000".

Resident Diane Voyles

Resident asked why this meeting was moved from Tuesday to Wednesday, and President Wright explained that she was sick.

Resident Melissa Allison:

Resident stated that she and her husband paid \$387.00 of their own money to purchase online public information about the who was on the trust at the McKirchy household.

Cleo Walters:

Ms. Walters wanted to know if the Anonymous donor has specific allocations for the \$66,000.00 donation?

Per President Wright is the breakdown from anonymous donor:

- Pool heater = \$40k
- Pool resurfacing = \$10k
- Pool furniture = \$10k
- Security system-digital tools = \$5k

Note: the donor said there was \$10k intended for hardship but the donor had to sign a release, and it was moved to pool resurfacing.

Ms. Cleo Walter's announced she donated the following items for the clubhouse, which are

- TV = \$1k
- Popcorn machine = \$350

Resident Lee Kopeke:

"Were any residents outside of the board involved in providing any input regarding the current budget that we were given tonight?" The response from Julie Wright was, "No". I asked this question 3 different times and the same response was given. "The board's decision to increase our HOA dues by 3.85% was not adequate to solve the freight train of financial issues we face to protect the 387 families the board is responsible for."

Julie Wright told the residents it was too late to change it.

Resident Jack Brandush:

Does the Acacia Board have an opinion on what option they would recommend for the Wolf Road project? I noticed that there was a petition located below the "donated" TV in the clubhouse for recommending Option 3, which is the worst option effecting the homes next to Wolf Road. Was this petition approved by the Board? If so, why would the Board approve of this option and not Option 1, which is the best option that would affect a fewer number of townhomes?

The Acacia 2025 Final Budget has a final net revenue of \$35,409. Can you confirm that this money will be used to pay bills that weren't paid in 2024, and work done in 2024 that wasn't invoiced until 2025? If there is any money left, will it go into the operating reserves and not be used for anything else?

I have heard the terms "property manager" and "property director" mentioned in last month's meeting. Has Acacia hired a "property manager" or "property director"? I thought that Acacia just had a bookkeeper. Has the Acacia Board approved the hiring of a company or a person for this position? If so, are they licensed? Are they approving contracts? Are they changing existing contracts? Are they reviewing and approving invoices? Are they paying invoices electronically without the approval of Acacia officers? If there is a position and the Board didn't approve this position, who signed the contract and when?