

The Approved Acacia Association
Board of Directors
March 2025 Meeting Minutes

Meeting was called to order at 7:00 pm on March 11, 2025 by Jennifer Cione.

Pledge of Allegiance

Roll Call: Secretary/Treasurer Jennifer Cione, Directors Hank Arnold, Tom McKirchy, Bill King
Absent: President Julie Wright, Director Ben Boyd

Motion to approve of minutes from February 11, 2025 meeting. Jen Cione, Bill King 4/0/2

Oath of Office – Board Members

Amy Eckert, Jack Brandish, Jason Jarosik, Diane Voyles, Hank Arnold, Tom McKirchy, Jennifer Cione,

Anita Holub (not in attendance – will be sworn in at April 2025 meeting).

Statement from Diane Voyles:

This newly voted in board has been sworn in. We are here because we were elected by our neighbors who are trusting us to work together putting Acacia's interests first. I strongly encourage each of us members to take the oath seriously and NOT resign this board when things get tough or don't go your way. I want us to work as one team and I encourage the rest of Acacia to support this new board. If anyone has suggestions or comments or even criticism, please voice these to the entire board at our board meetings. Or sent a not if you cannot attend. Negative comments spread on social media and throughout Acacia do NOT encourage the friendly/cohesive atmosphere that so many of you have said you value. IN the recent board we have seen that "A House Divided Against Itself Cannot Stand. Please offer us the best possible chance for success by giving us your support.

Director Reports

Treasurer Report:

Due to our inability to access online banking records until new officers are installed, there is not financial report.

RESIDENT REMINDER: Starting March 1, 2025 the HOA monthly assessment is \$270.00

If you pay by ACH you don't need to do anything. If you write a check, pay in cash or have your bank send a check please make sure to use the amount of \$270.00.

Grounds:

Nothing to report.

ALCC:

There is 1 noncompliant issue that is being dealt with and 1 ALCC request deposit to be returned.

Townhome Maintenance:

Coping has been completed on all of Acacia. There was a problem where a piece was blown off during recent wind. The board wants all the coping to be inspected before the bill is paid.

Clubhouse:

Bill King shared what is happening in the kitchen. As originally designed it was not the best layout. He had Jim remove and reconfigure some cabinets, move the fridge to give it a better layout. He and Jen looked into replacing the countertop and adding a backsplash as well as painting or replacing just the doors on the cabinets, but because there are all different sizes special order doors would need to be purchased. The cost for new cabinets, countertop would be \$3,000.00 at Menards. He then found a REBATE folder and discovered we had \$3,300.00 in rebate monies from Menards which would cover the cost and then some.

Motion: Dedicate Menards Rebate monies to the kitchen remodeling. Bill King, Amy Eckert 8/0/1

Office:

We need to get an audit for 2024 scheduled – we currently have 1 proposal from the company that did last years' audit but would like to get proposals from others. This is something that needs to be done ASAP because we either need to pay our taxes or file for an extension by April 15th.

Motion: Request proposals from 3 other firms to conduct our audit of 2024. Amy Eckert, Jack Brandush 8/0/1

We need to hire someone to work in the Acacia Office. We have the position information that was used previously and would like input on it before we start the search. It would be helpful to have a committee of board members to work on screening anyone who applies and take part in the interview process.

Board members to form committee for hiring – Jack Brandush, Hank Arnold, Amy Eckert

We have a bill from ONR Applications Inc in the amount \$12,000.00 for a software program that was going to be tested that was never done. Should we consider cancelling this contract until we have someone working in the office and have the time to investigate how this will benefit our association?

Board agreed to cancel this.

There are several bills for work that was performed that we need invoices for before they can be paid – the Association does not pay from a proposal or quote – we need actual invoices for recording keeping.

We have a meeting with our banker at Chase for tomorrow to change all signatures on our accounts and to gain access to our online banking.

Recreation:

We received a contract from Clear Water Pools that needs to be reviewed and approved at next board meeting.

Village of Indian Head Park Info:

Wolf Road – It looks like the Village is supporting Alternative 1 - which is a sidewalk on the west side of Wolf Road. The county has said that they will go with what the Village wants – but until everything is signed and approved nothing is set in stone.

New/Old Business:

The board authorized a committee to investigate the costs and services of a management companies. The Committee developed an RFP, and it was sent to several different companies. To date that has not been any response or action. We will check with the committee chairperson for updates.

Jack Brandush brought the need for Acacia to have on file a copy of each homeowners insurance policy (this is required of all owners according to our Protective Covenants and Bylaws). When we hire a person to work in the office this will be something they will work on.

Homeowners Forum:

Patrick F – Elmwood Court:

Congratulations to all new board members.

- *He is happy to volunteer in any way to help out.*
- *Concerned about the bank issues and the sharing of passwords,*
- *Concerns regarding contracts the Acacia signs*
 - 1. signed by President, Tredsurer, and appropriate Director*
 - 2. make them more specific and detailed*
 - 3. get dates on the contract as to when it will be performed – especially fertilizing*

Karen L – Cascade Dr.

Congratulations to the new board.

Request that people (board and residents) not make unfounded, unproven accusations.

Vanda S – Cascade Dr

Suggests that Acacia not hire residents for open positions,

Asked when the Bylaws were last updated. Board responded when we added Solar Panel

Diane Voyles also suggested that the Rules and Regulations be updated as needed.

Kristen T – Cascade Dr.

New homeowner and thinks new homeowners need a way to learn all about Rules, etc

Board response – we plan to bring back the Welcome Committee to meet with all new homeowners.

Lyn M – Cascade Dr.

Asked about her driveway being replaced.

Board responded – turn in a request as we don't have the information yet on which drives will be done this year.

Kathy C – Elmwood Court

Asked about driveway replacement – same response as above.

Election Results:

Amy Eckert	126
Jack Brandush	121
Jason Jarosik	115
Hank Arnold	110
Diane Voyles	108
Tom McKirchy	93
Jen Cione	88
Anita Holub	81
Cleo Walters	78
Tom Hinshaw	72

Write In Votes

Julie Wright	33
Jen Cagney	6
Patti Chiappetta	4
Ben Boyd	1
Peggy Rose Kwiatek	1
Barry Deboezo	1 (unsure of the spelling as it was hard to read)

Motion to close Open Session and move to Executive Session to discuss personnel issues, legal issues.

Amy Eckert, Bill King 8/0/1

Motion to close Executive Session and return to Open Session, Jack Brandush, Amy Eckert 8/0/1

Item #1 – Item was discussed. Motion to deny request. Moved and seconded 8/0/1

Item #2, Item #3 and Item #4 – The Board will seek legal advice as needed.

Motion to close Open Session – Amy Eckert, Jack Brandush 8/0/1

During Executive Session the following Officers' Assignments were made for Board Members:

President	Amy Eckert
Vice President	Jack Brandush
Treasurer	Diane Voyles
Secretary	Jen Cione
ALCC	Tom McKirchy, Jason Jarosik, Anita Holub
Townhome Maintenance	Jack Brandush, Tom McKirchy (co-directors)
Grounds	Hank Arnold, Bill King
Recreation	Jen Cione, Amy Eckert, Diane Voyles
Clubhouse	Bill King, Jen Cione, Jason Jarosik
Social/Welcome	Anita Holub, Jen Cione (rentals)
Village Relations	Amy Eckert
Office/Personnel	Amy Eckert, Diane Voyles