

ACACIA TIMES

Monthly Newsletter of The Acacia Association

November 2019

Visit with Santa

Adult Holiday Party

Holiday Decorations

Annual Meeting and Election

Rules for Rental Units Effective 1/1/20

Board Meeting Minutes of Tuesday, November 12, 2019

Next Acacia Regular Board Meeting, December 10, 2019

Acacia Association 111 Cascade Dr., Indian Head Park, IL 60525

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GENERAL ANNOUNCEMENTS

Important dates: December 15th Visit with Santa.

December 27th Adult Holiday Party.

See attached flyers for both events.

Decoration reminder: Decoration reminder: Holiday decorations can be put up 30 days prior to a holiday and must be removed 7 days after. Christmas decorations are allowed starting Thanksgiving weekend and must be taken down by February 1.

Office and Maintenance Holiday Hours:

Thursday, November 28th – Closed

Friday, November 29th – Closed

Tuesday, December 24th – Closing at 12 noon

Wednesday, December 25th – Closed

Tuesday, December 31st – Closing at 12 noon

Wednesday, January 1st – Closed

ANNUAL MEETING AND ELECTION:

The Acacia Board election is February 25, 2020. There are 3-three-year positions and 1-two-year position to be filled. Volunteers are needed the day of the election to hand out and count ballots. Please call the office to sign up 708-246-2400.

If you would like to get involved and become a Board Member you need to submit a resume/letter of interest to the Acacia office by January 10, 2020. If you have any questions please call the office and a Board Member will be happy to contact you.

Service requests are no longer being accepted as the carpentry and stucco crew are gone for the season. We will begin accepting service requests in the spring when the crew returns.

Rules/Regulations for Rental Units was adopted by the Board at August meeting, they are effective January 1, 2020. Please see complete Rules and Regulations for Rental Units which are posted on Acacia website under Handbook section.

Next Board Meeting is Tuesday, December 10, 2019 at 7pm at the clubhouse.

The Acacia Association Board of Directors Meeting November 12, 2019

The Board of Directors Meeting of Tuesday, November 12, 2019 was brought to order at 7:00 p.m. by President Eckert.

Directors in attendance were: Pres. Eckert, V.P. Kalinoski, Sec'y Brandush, Tres. Polacek, Kwiatek, Rost, Murray, Boyd and Voyles.

The Pledge of Allegiance was recited.

Motion (Polacek, Boyd) to approve the minutes of the October 8, 2019 Board of Directors Meeting. All in favor. Motion passed. (9/0/0).

Home Owners comments/questions: No comments.

Treasurer's Report: John Polacek reports on the Treasurer's Report Page, we see that the Assessment Collection was \$86,522 with other sources giving a total income of \$88,609. Expenses were \$73,568 leaving a net ordinary income of \$15,041. This is one of the months with a high cost over-run... We had \$18,180 in painting contractor and \$12,013 for lumber and paint expense.

The accounts receivable currently stands at \$3,582.34. 15 members have past due accounts. We continue to do all the law allows to collect the outstanding balances.

We had 17 members miss their assessment payment. This cost each of them an extra fee and/or interest. Currently 223 members use the **ACH**, automatic bank withdrawal and 164 do not. **ACH** insures no late payment fee and no interest charge. **ACH** also saves the office time and money. Please consider this. 57% of Acacia Homeowners use it. Join the crowd! There really are no dangers. Acacia withdraws only the assessment. If there are other charges, you receive a separate bill. When members do not pay on time, there is a cost of collection and a fee is charged. Avoid those charges with **ACH**. Overall, we are in good financial condition.

There has been a request for information about our Fund Balances. We have two funds – Reserve fund Balance and Operating Fund Balance. These will decrease for the next month as the crew and contractors finish their stuff at Acacia. We will then start building the balances for next year.

They now stand at:	Reserve Fund Balance	\$215,652.16
	Operating Fund Balance	\$521,855.12
	Total	\$737,507.28

Motion (Polacek, Kwiatek) to approve the Treasurer's Report. All in favor. Motion passed (9/0/0).

These notes are intended to help all of the Board to have a better understanding of what happens financially at Acacia.

The Fund balances are kept separate to keep Expenditures clear.

Operation – the regular operations, service to members and maintenance of grounds and facilities.

Reserves – this balance is created to replace and repair Acacia's structures.

We do a Reserve Study every 5 years to give us direction and planning for the future. We keep this in the main office. Next year we are scheduled to have this done again.

The Board did a study of our monthly assessment compared to those in our area. We were considerably under all the others. This does not mean that we need to raise the assessment. We need to look at what we do for the members and judge need and cost. We have to try to do things well but at the most reasonable cost.

During the economic slowdown 2008-2012, the Board reduced the cost of operations without reducing services. Jose participated in this and was very helpful. The monthly assessment was not raised for several years. Cost cutting can only go so far before we would have to reduce service.

Perspective: The \$5.00 increase in the assessment the last 6 years represents a 2.5% to 2.2% increase per year. Is this reasonable? Can we expect to not give our employees a raise? Can we not increase the minimum wage to follow the Cook County laws? Can we expect costs to not increase? Is a 2.5% increase per year unreasonable?

In the table on the following page, you can see that the total funds have decreased \$80,000 in the last 8 years. The Operating Funds Balance has increased. The Reserve Fund Balance has decreased due to needed expenditure increase without raising our contribution into the Reserve Fund. We have increased this in the last 2 years. We will probably need to increase it more in the following years.

Some of our Expenditures are unpredictable. The best example of this is the snow plowing. This often goes over-budget but not every year.

The Board could also transfer Operating Fund Balance to Reserve Fund Balance.

The table on the last page was put there to help you see that even though we try to balance the budget and have a cushion by putting in the "Depreciation", our Total Balance has decreased \$80,000 in 8 years. This was mainly due to not following the advice of the

