

## **Arbor Creek Homeowners Association**

### **Annual Homeowners Meeting**

**January 15, 2017**

**MEMBERS PRESENT** Dale Wagener, President Kim Stephens, Secretary

Terri Titus Mark McSweeney, Treasurer

**ABSENT** Jack Bils, Vice President, Tim Hieber, Dina O'Sullivan, Matt Trask & Jason Babcock

**OTHER PRESENT** Reference Sign In Sheet

### **CALL TO ORDER**

The meeting opened at 4:05 p.m.

### **OPENING REMARKS – Dale Wagener, President**

- ☐ Introduction of the new neighbors.
- ☐ Reminder that fine schedule was enacted in the beginning of the year to keep consistent in addressing fines.
- ☐ No new updates on Wyndham Development. They've seemed to be on hold until they address drainage for the development.
- ☐ There have been several blockages in the drainage system because of general age of the neighborhood and overgrown roots entering the system.
- ☐ We've completed 2 of a 3-year dredging project on the Main Pond. This will help with the flow of the pond and reduction in algae. The pond will never be 100% algae free and treatments will address those issues.
- ☐ The North Pond is being maintained by Tall Grass. The goal is to have a more natural growth of wild flowers and other grasses. This area will not be cut to allow the deep roots to naturally keep the ground from eroding.
- ☐ We repaired the culvert on Arbor Creek and Ridgeview Court.
- ☐ Various trees have been replaced throughout the neighborhood.
- ☐ The July 4<sup>th</sup> parade is our largest social event. We will need a new coordinator for the event.
- ☐ Bike path is managed by Kane County Forest Preserve. They have no immediate plans to repair or replace it.
- ☐ The front berm has some sick trees and Davey Tree Service has been contracted to treat those trees. Several were infected with a fungus.

### **TREASURER REPORT – Mark McSweeney**

Cash balance of \$77K which is lower than the beginning of the year of \$87. All HOA dues for 2016 were paid on time; no late dues a first in a long time. A trend over the last few years has been to add extra rough mows. This year there will be 9 rough mows as the new norm. There is also a 7% increase in the costs which is the first in 9 years.

### **Q&A: GUEST COMMENTS**

Q: Who is responsible for the removing of trees when the roots are in the drainage area? As homeowners with poplar trees were told it is their responsibility to pay for the cost of repair.

A: It will depend on where the tree is located and requires a review on case-by-case issue.

Q: Has the \$20K from the county rolled over to 2017?

A: We do not know and will check into it.

Q: Is the brush work along the bike path on Arbor Creek's or Norton Farms property?

A: They are Arbor Creek's trees.

Q: When will our roads be replaced? They are in bad shape.

A: We need to work with the Campton Hills Township to get on their schedule.

The meeting was motioned to adjourn at 4:40 p.m.

Respectfully submitted by Kim Stephens, Secretary on February 6, 2017.