

Arbor Creek Homeowners' Association

P.O. Box 471

Wasco, IL 60193-0471

Annual Homeowner Meeting

Sunday, January 17, 2021

Board Member Attendance: Kim Stephens, Anthony Gattuso, Matt Trask, Tim Hieber, Lisa Perrault, Mark McSweeney and Chris Sloncen

Homeowner Attendance: Marina Mueller, Bob Yelaska, Stacy Yelaska, Kathleen Harriett, Todd Harriett, Jessica Cunningham, Brandon Cunningham, Amanda Brinkmann

Meeting Opened:

- Kim Stephens opened the meeting at 4:02p.m.

2020 Board Recap: Kim Stephens

- Main pond culvert repairs
- Fourth of July parade
- Added community library
- Removed dead front berm trees and replaced 8
- Holiday lights at front entrance
- Fine schedule standardized
- Halloween parade

2021 Board Goals: Kim Stephens

- Refresh front entrance
- Additional pond culvert repairs
- Scope subsurface drainage system
- New pond algae management program
- Explore online voting options to increase homeowner responses
- Grow social committee and activities
- Continue front berm improvements
- Hilltop wetland burn

2020 Treasury Review: Mark McSweeney

- Cash at year end \$75,811
- 1 lot with unpaid 2020 dues
- 2020 actual expenses were under budget
- Net cash outflow in 2020 was \$1,233

2021 Budget Review: Mark McSweeney

- 2021 dues remain unchanged at \$475
- Increased planned expenses include
 - Possible front entrance improvements
 - Main pond algae treatment program

Communication Review: Matt Trask

- All landscape committee requests should go through the website. Click on the link to submit requests. Requests are automatically tracked and sent to the committee
- Website: <http://arborcreekhoa.ch2v.com>
- Facebook: <https://www.facebook.com/ArborCreekHOAStCharles/>
- Email: arborcreekboard@gmail.com

Open comments and questions

- Kim Stephens- volunteers for the committees are always needed and welcomed
- Marina Mueller- Concern with burning of wet landscape material
- Marina Mueller- Need to remove Hawthorn tree at front entrance
- Stacy Yelaska- Requested that monthly meeting invites be sent to all homeowners
- Kathy Harriett- Reminder to check with IDOT easements and permits for front entrance improvements
- Todd Harriett- Reflector poles on Arbor Creek Rd are damaged. Need to contact Campton Township

Meeting Adjournment: Kim Stephens

- Meeting adjourned at 4:48p.m.

Respectfully submitted by Chris Sloncen on January 17, 2021.