

**Arbor Creek Homeowners' Association  
P.O. Box 471, Wasco, IL 60193-0471**

**ANNUAL HOMEOWNERS' ASSOCIATION MEETING  
Monday, January 19, 2020**

**MEMBERS PRESENT:** Anthony Gattuso                      Robbie  
Infantino                      Jack Bils  
Dina O'Sullivan                      Kim Stephens                      Mike  
Earnest  
Matt Trask                      Mark McSweeney                      Chris  
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**VISITORS:**                      Mr. Balco                      Mr. and Mrs.  
Marsiglio                      Mr. Nall  
   Mrs. Chabura                      Mrs.  
McSweeney                      Mr. and Mrs. Hemett  
   Mrs. Bils                      Mr. and Mrs. Wagner

**CALL TO ORDER – Kim Stephens, President**

- The meeting opened at 4:02p.m. by Kim Stephens, President.

**INTRODUCTIONS – Kim Stephens**

- Kim welcomed everyone to the meeting.
- The ACHA Board introduced themselves.
- The guests introduced themselves.

**2019 HIGHLIGHTS & 2020 GOALS – Kim Stephens, President**

- Kim reviewed the 2019 highlights and goals for 2020

**2019 Highlights**

- Front Entrance/Arbor Creek Road was repaved
- Completion of Main Pond dredging project
- Wetlands prescribed burn completed
- Easter Egg Hunt
- Annual July 4<sup>th</sup> Parade
- Culvert Repairs as needed
- Bike Path connected to Norton Lakes easier access to Bell Graham Elementary
- By-Law change to allow funding for Social Activity
- Annual Dues have not increased
- Maintain Common areas
- Rejuvenation pruning of burning bushes and viburnums

- Maintenance of Front Berm trees; remove and replace dying trees
- Holiday decorations to front entrance
- Survey – tree removal and snow removal discount provided to neighbors
- 100% Paid assessments for 2019
- No outstanding homeowner liens

### **2020 Goals**

- Additional culvert repairs; scope entire subsurface drain pipes
- Initiate Main Pond long term repair
- Pursue additional road repairs for Arbor Creek through Campton Township
- Increase Social Committee activities to include neighborhood BBQ/block party
  - Easter Egg Hunt
  - July 4<sup>th</sup> Parade
- Mulch Common areas (every 2 years)
- Continued maintenance of aging tree population and replacement
- Final grass seeding at Main Pond
- Continued maintenance of Common Areas

### **2019 FINANCIAL REPORT AND 2020 BUDGET - Mark McSweeney, Treasurer**

- Discussed the ACHA 2020 budget
- Discussed the 2019 financial report
- No liens outstanding
- The ACHA association dues are remaining at \$475.00 for the 9<sup>th</sup> year in a row.

### **COMMUNICATIONS REPORT - Matt Trask**

- How to stay connected to ACHA
  - Maintain a website at no charge
    - [www.arborcreekhoa.ch2v.com](http://www.arborcreekhoa.ch2v.com)
    - [Arborcreekboard@gmail.com](mailto:Arborcreekboard@gmail.com)
    - 847-622-3585
    - Facebook
      - Arbor Creek Homeowners' Association (official)
      - Arbor Creek Neighbors (group page)

### **BYLAWS AND COVENANT UPDATE AND FINE SCHEDULE REVIEW - Kim Stephens**

- We did not complete an entire by law revision. We did update a partial update per neighbor's suggestions.
- We are not the police, however, we are here to enforce the covenants and are following through with appropriate actions.
- We did a survey and there were some requests for some covenants to be changed. In order to change or update the covenants, we need the entire subdivision to participate with the voting.
- We do have a fine schedule and can be located on our ACHA website.

- We rely on neighbors to inform us of any issues.
- Remember to be neighborly.

#### **SURVEY REVIEW – Mike Earnest**

- 12 pages long sent out.
- Mike walked through some of the questions and responses.
- The survey was done June 8 to July 8<sup>th</sup>.
- Some survey responses were as follows:
  - People want more time about having trailers etc. in their driveways trailers
  - Detached garages questions.
  - Dog owners cleaning up after their pets.
  - Discussions regarding golf cart community.
  - Solar panel questions.
  - And having all fines eliminated.
  - Tree removal request went well. The tree discount is offered all year around for the dead tree removal.
  - Speed limit concerns. We had the police come out.
  - Trash cans being out too long.
  - Possible playground request since we are a family neighborhood.
  - No one volunteered to be on the board

#### **OPPORTUNITIES TO PARTICIPATE – Dina O’Sullivan**

- Dina went through the volunteer opportunities. Encouraged more volunteers needed with our community involvement.
- Reminded everyone to complete the ACHA Resident Information Sheet, pay dues and ballot.
- Dina thanked all of our volunteers:
  - The ACHA Board
  - Trena Hamilton – Garage Sale Lead
  - Stephanie McSweeney – Landscape and Architecture Review Committee Lead
  - John Marsiglio – Pond Maintenance Lead
  - Lori Marsiglio – Neighborhood Watch Lead
  - Amanda Brinkman – Social Committee Lead
  - Mr. and Mrs. Krawl – Finance and Budget Committee
  - Robbie Infantino – Welcome Committee Lead
  - Matt Trask – Communications Lead
- Amanda Brinkman is planning a fun run in March, Easter Egg Hunt in April, 4<sup>th</sup> of July parade and a neighborhood cook out in October.

#### **Q & A - All**

- A directory question was asked about it being available online. The website is open to the public, so we cannot put it on our website. If you need the directory, please request it from the board.
- We don't have a complete phone directory because people do not complete the ACHA resident information sheet.
- John Marsiglio asked if EEI is working with the county and he is.

#### **MEETING ADJOURNMENT**

- Prior to Kim adjourning the meeting she thanked everyone for attending and asked everyone to be careful as they leave the facility.
- Kim adjourned the meeting at 4:45pm. Motion was made by Dina and second by Mark. Motion passed unanimously.

**Respectfully submitted by Dina O'Sullivan, on January 19, 2020.**