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

## HOMEOWNERS' ASSOCIATION MEETING Monday, October 1, 2018

**MEMBERS PRESENT:** Kim Stephens Jack

Bils Dina O'Sullivan

Mark McSweeney Chris Sloncen Anthony Gattuso

Mike Earnest

MEMBERS ABSENT: Matt Trask Robbie Infantino
VISITORS: Mr. and Mrs. Balco John Marsiglio

Chris Nixon (member of the Fox River and Countryside Fire Rescue Department)

### **CALL TO ORDER – Kim Stephens**

• The meeting opened at 7:01 p.m. by Kim Stephens, President.

#### **VISITORS**

- Chris Nixon (member of the Fox River and Countryside Fire Rescue Department) explained to the ACHA Board the referendum and how it directly impacts our neighborhood.
  - OSR completed the grading and seeding work for this year.
  - Jack will get three quotes for the grading and seeding for the main pond for next year.

## SECRETARY REPORT - Dina O'Sullivan

 Minutes were submitted for September's meeting. Mark motioned to approve the September minutes with no corrections. Jack seconded the motion and it passed with 3 abstains.

### TREASURER REPORT - Mark McSweeney

- Mark reviewed the balance sheet, profit & loss and check detail reports.
- Our cash balance as of September was \$73,380.49.
- 1 homeowner from 2015 has not paid the dues yet lien on the house was placed.
- 1 homeowner has not paid from 2018 lien on the house was placed.
- Any new budget items please send the information to Mark as soon as possible.
- Budget meeting will take place after our next Homeowners meeting which is Monday, November 6, 2018.

## **VICE PRESIDENTS REPORT – Jack Bils**

- Jack talked to Seberts about taking down and the replacement of trees for the berm. He will obtain quotes to be included in the 2019 budget.
- Jack will obtain the information for the main pond treatments and will share them with the board.

- North pond –Jack obtained a proposal from Seberts for a bi weekly weeding around the north pond. Seberts will also mow as close to the water as they can for \$260.00. A motion was made to move forward by Mike and second by Chris. Motion passed unanimously.
- There is a willow on the south side of the main pond. A branch is down. Jack will get
  quotes to remove the limb and present them to the board for approval to move
  forward.
- The wood on the 3 benches around the neighborhood needs to be addressed and another one on the bicycle path needs to be addressed too. Trying to determine if the benches need to be replaced or just fixed.

#### LANDSCAPE COMMITTEE REPORT – Jack Bils

- 3 Outstanding landscaping projects pending:
  - o Patio
  - Outdoor kitchen
  - o Lot 160 Replacement Deck Mike to follow up.

## **NEW BUSINESS – Kim Stephens**

- A neighbor complaint about Lot 7. The board will send a reminder to our neighbors in our fall communication regarding not to burn unless you have a fire pit.
- Light outage at front entrance was fixed.
- Jack will obtain a quote for fixing the front entrance grass area. He will follow up with Serberts.

## **OLD BUSINESS/MISC. ITEMS – Kim Stephens**

- Replacement of the trees Anthony will get three quotes and send the info via email for the ACHA board to vote.
- Bruce Aderman Project manager (Rempe-Sharpe Consulting Engineer) was going to talk to Jody (from the County) about the main pond and if they could get us financial assistance.

#### MOTION FOR MEETING ADJOURNMENT

• Mark motioned to adjourn the meeting at 7:52 p.m... Kim seconded the motion. Motion passed unanimously.

Respectfully submitted by Dina O'Sullivan, on October 1, 2018.