

**Arbor Creek Homeowners Association
Board of Directors Meeting
October 2, 2017**

MEMBERS PRESENT Kim Stephens, Secretary Joe Costabile
Mike Earnest Dina O'Sullivan
Dale Wagener, President
Mark McSweeney, Treasurer

ABSENT Matt Trask, Jack Bils, Anthony Gattuso

OTHER PRESENT Bill and Linda Balco

CALL TO ORDER

The meeting opened at 7:02 p.m. by President, Dale Wagener.

GUEST COMMENTS

The Balco's had three inquiries:

1. Has the Board addressed the homeowner with the trailer parked in their driveway? The Board stated a letter would be mailed to the homeowner this week.
2. For the upcoming Finance Committee meeting, how many late fees were received this year? Mark McSweeney stated he didn't have that information with him.
3. The Balco's also inquired as to the status of the ACHA website. The Board stated it is an agenda item for the meeting tonight

VICE PRESIDENT REPORT – Jack Bils (absent) Mike Earnest

It was inquired on the status of some landscaping projects. A garage is being built on Hilltop and fence and work in the backyard be done on Arbor Creek; are these approved projects.

TREASURER REPORT – Mark McSweeney

Cash Balance is \$85,229. There is \$125 on the budget from overpayment of an assessment from years past, non-payment. The homeowner would like the lien removed; however, there are payments due for release of the lien. He has not heard back from the homeowners. Budget planning is coming up. There is extra money not used that was budgeted for landscaping and storm drain repairs. Weed treatment is out of sync on billing. There is still budget for the upcoming burn at North Pond.

SECRETARY REPORT – Kim Stephens

Dina motioned for the September minutes to be approved. The motion passed with 6 "Yes" votes and 0 "No" votes.

OUTSTANDING CONCERNS

The drainage issue on Lot #6 appears to have been done prior to the current homeowner. Now the question is what do we do? It appears it is not an immediate issue as there is no backup in the pipe. The Main Pond is having an algae problem again. Joe Costabile will reach out to John Marsiglio to get McCloud and O.A.R. to attend out next meeting. The Board needs to find a long-term solution to this problem instead of temporary fixes.

Willow and other branch trimming will be addressed when Jack Bils attends next meeting.

The website is still down. The company managing the web pulled the site since we had not moved over to a new platform. Mark McSweeney stated he reached out to the website host with no response. Kim Stephens will pursue other potential web hosts.

Anthony Gattuso contacted a company in Geneva for pricing on sign replacements in the neighborhood: 3 wood signs and 2 or 3 metal signs. He received an estimate for the potential cost. Since the cost exceed \$500, 2 additional bids will need to be obtained for comparison

Davey Tree Service has provided the Board a 2018 maintenance plan and expense for our upcoming budget.

Matt Trask will send out an email blast seeking homeowners to participate in the 2018 Finance/Budget meeting to be held immediately after the November Board of Directors meeting at Campton Township. 2018 items to include for the budget: burning wetlands, continued service of the front berm by Davey Tree Service.

Norton Creek has been working to remove weeds along the fence line and have reduced the weed berm.

Motioned for adjournment at 8:05 p.m.

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