

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

**Board of Directors Monthly Meeting**  
**Monday, October 5, 2020**

**Attendance:** Kim Stephens, Dina O'Sullivan, Anthony Gattuso, Matt Trask, Chris Sloncen, Tim Hieber and Lisa Perrault

**Absent:** Robbie Infantino and Mark McSweeney

**Visitors:** None.

**Meeting Opened:**

- Kim Stephens opened the meeting at 7:03p.m.

**Secretary Report: Dina OSullivan**

- Kim motioned to approve September meeting minutes and Chris second the motion. Motion passed with 3 abstains.

**Treasurer Report: Mark McSweeney**

- Mark sent out the financial report to the ACHA Board.
- The ACHA total current assets are \$91,265.00
- Mark put together an updated P&L.
- Mark is working on the ACHA preliminary budget for next year.
- Matt will reach out to the existing budget volunteers for Kim to coordinate the budget meeting.

**Landscape update: Matt Trask**

- Matt went through the google drive with the board members for everyone to better understand how everything is set up.
- Mat reviewed the ACHA website and how the connection from the landscaping form on our website automatically starts tracking once the homeowner completes the electronic form.
- Matt will share the submissions to the entire board monthly.
  - Thank you to Matt for streamlining the process.
- Open Landscaping Projects:
  - Lot 5: Waiting on additional information.
  - Lot 24: Shed approved.
  - Lot 136: One inquiry. No action yet.

**Vice President Report: Anthony Gattuso**

- McCloud came out and is working on procedures. They will provide a quote for the maintenance of the pond.
- CAM-VAC will start televising the hot spots.
- Anthony shared Wilson's Nursery tree information for replacing the trees removed from the berm on 64.
  - Matt made a motion to have 8 trees planted not exceeding \$1,000.00. Kim second the motion. The motion passed unanimously.
  - Anthony will inquire about the tree installation costs and get back to the board.
  - Anthony will also verify what trees are available right now. So, we can move forward.
- Kim mentioned a homeowner says there is a 50 ft. berm along the pathway. They would like the ACHA board to consider adding additional trees or bushes to help create a smaller barrier in the future.

#### **Communication Report: Matt Trask**

- Matt will send out an email to the homeowners to obtain additional volunteers for the budget committee.
- Matt will send out another email to the existing budget volunteers to confirm they are still interested with being a part of the budget committee and inform Kim.
- Matt received a couple of curtesy communications about having campers on properties.
- The ACHA board might not use all of the anticipated mows from Sebert this year.
  - We will use two more for sure.
  - We have an additional mow we might not need to use.
  - The total mows will be 8 maybe 9 for this year.
- There has been a lot of paid assessment letters. The ACHA Board is asking for more than a day's notice to obtain your paid assessment letter.

#### **New Business/Old Business**

- Stephanie McSweeney resigned from the ACHA Landscaping Committee
  - The ACHA needs to get a replacement.
  - By laws say we need a minimum of 1 on the committee.
  - Matt will send a note out to the subdivision asking for volunteers.
- Amanda (Social Committee Lead) will put together a Halloween parade on Saturday, October 31<sup>st</sup> at 10:00 am.
  - She will provide the board with the communication to send out to the homeowners.

#### **Meeting Adjournment:**

- Meeting adjourned at 7:46p.m. Dina made a motion to adjourn the meeting and Kim second the motion. The motion to adjourn the meeting passed unanimously.

Respectfully submitted by Dina O'Sullivan on October 5, 2020.