

HOMEOWNERS' ASSOCIATION MEETING

Monday, October 7, 2019

MEMBERS ABSENT: Robbie Infantino

CALL TO ORDER: Kim Stephens

- VISITORS COMMENTS:**

- Bill Balco asked the board if they could schedule the budget meeting before or after our normal ACHA meeting on 11/4/19 at 6pm at Campton Township. The meeting will be held at 6:00 pm on 11/4/19 at Campton Township.
 - Dina will verify if the insurance rates will go up in 2020 prior to the budget meeting.
 - Bill inquired about some vendor renewal options.
- Joe Costable thanked the board for our dedication and service.
 - He was inquiring why the sheriff was at the pond in September.
 - The ACHA did not receive any inquiries about any issues going on with the pond.
 - He noticed a plumbing vendor was on Baert and wondered why they came out on Sunday. The board mentioned the vendor had really great rates for a Sunday visit and the board was handling an emergency drainage issue with 2 blockages. There was a homeowner complaint and the board stepped in immediately. The board was working with the homeowners to rectify the issue instantly so, it didn't affect other homeowners.
- Social Committee: Amanda Brinkmann
 - Put together and presented a budget and a timeline for all social activities 2020.
 - Would like to include her budget in our ACHA budget.
 - Went through her social activity timeline and budget.
 - Social committee dates to be announced at the annual meeting.
- General:

- It was brought to the boards attention that a letter needs to be sent to 39W130 Arbor Creek Road to clean up their lawn.

SECRETARY REPORT: Dina O’Sullivan

- September minutes will be voted on line due to not having a quorum. We did a partial vote with Kim, Dina and Jack. Dina made the motion and Jack seconded it. Motion approved. Matt sent an e-mail to Mike and Robbie to approval the minutes via e-mail. Chris, Matt, Mark and Anthony abstain.

TREASURER REPORT: Mark McSweeney

Mark sent the balance sheet, profit & loss and check detail reports via e-mail to the ACHA Board and brought copies to the meeting. There were no concerns about the treasurer’s report.

- Total assets are \$90,597.49 and are reflected on the balance sheet.
- Mark requested anyone to submit any budget information for 2020 to him ASAP.

LANDSCAPE REPORT: Jack Bils

- A motion was made for the removal of a tree limb over the bicycle path for \$729.00. Kim motioned and Mark seconded the motion. The motion passed unanimously.
- Jack made the board aware of a possible need for a 8th and 9th rough mow cut for the subdivision. Mark confirmed it’s within the budget if needed.
- There is a willow branch at the end of the north pond. Jack is asking the board to take a look at it and verify if we need to remove it. Kim asked Jack to ask the company who did our prior branch pick up for a quote.
- Jack mentioned the new installed benches were secured so, they don’t disappear and for safety reasons. Thank you Mike and Dan!

Mike Earnest Landscaping Project Updates:

- The following are the homeowners who have projects in progress. There are 2 approvals and no new addition projects. Lot 79 and 80 were completed.
 1. Lot 11 – 2 projects
 2. Lot 79 - completed
 3. Lot 80 - completed
 4. Lot 146 - approved
 5. Lot 102 - approved
 6. Lot 66 -1 project

COMMUNICATIONS REPORT: Matt Trask

- Drainage issue taken care of by Anthony. Thank you!
- Matt requested the landscaping emails be copied to the ACHA mailbox. He can keep track of the issues/complaints and resolutions.
- Matt will send out another note about the tree removal project through Endeavor. He will include the brush pick up information for 10/14.

OLD/NEW BUSINESS: Kim Stephens

- Sebert gave the board a proposal to plant three black hills spruce Evergreens where three are going to be removed. One on the west entrance behind the deer statue and

two on the back berm behind the house at 4N109 Wyngate. The proposal was for \$1,671.00. Anthony will inquire a cheaper price with a different vendor.

- Our lawyer is retiring. Our lawyer is recommending another lawyer Kate McKraken if the board wants to use this firm.
 - He will check into the Norton Lake issue for us. Our lawyer will get back to Kim.
 - Jack had Seberts remove the tree log by the pond.
- 2020 ballot e-mail/advertisement went out to the homeowners to recruit new incoming board members.
- There were two drainage issues from Arbor Creek to Baert. Then from Baert going east. Lots 77, 47 and 46 back yards were involved. We need lines televised to ensure there is no further work needed to be resolved.
 - There were two blockages.
 - Lot 77 - The board needs to send a letter to identify we are going to televise and we strongly encourage them to remove all of those trees. Then after we televise the line we will follow up with lot 77. Anthony will verify if the trees are on the easement or on their property. The homeowner will be able to choose to maintain the line instead of taking down the trees.
 - No letter will be sent to lot 46 and 47.

MEETING ADJOURNMENT: Kim Stephens

- Jack motioned to adjourn the meeting at 8:05p.m. and Dina seconded the motion. Motion passed unanimously.

Respectfully submitted by Dina O'Sullivan, on October 7, 2019