

Arbor Creek Homeowners' Association

P.O. Box 471

Wasco, IL 60193-0471

Board of Directors Monthly Meeting

Monday, November 1, 2021

Attendance: Kim Stephens, Tim Hieber, Lisa Perrault, Mark McSweeney, Matt Trask, Robbie Infantino, Anthony Gattuso, Brandon Cunningham, and Chris Sloncen

Absent: None

Visitors: Andrew Orals

Meeting Opened:

- **Matt opened the meeting at 7:03p.m.**

Visitor Questions/Comments:

- **Andrew Orals**
 - **He is requesting the board to implement a system of permits/stickers/etc to be displayed on cars parked by the main pond for identification of residents.**

Secretary Report: Chris Sloncen

- **October meeting minutes were sent out to board.**

- **Anthony motioned to approve the October meeting minutes and Brandon seconded the motion. Motion passed with Matt abstaining.**
- **Matt motioned to approve the September meeting minutes and Tim seconded the motion. Motion passed with Kim abstaining.**

Treasurer Report: Mark McSweeney

- **Mark sent out the updated financial report to the ACHA Board.**
- **The ACHA total current assets are \$101,142.**
- **Sign project payment is still pending for 2021.**
- **Estimated \$25,000 excess to budget.**

2022 Budget Review: Mark McSweeney

- **Mark sent out the proposed budget from the Budget Committee to the ACHA Board.**
- **Board reviewed proposal.**
- **Highlights.**
 - **Dues to remain unchanged for 2022.**
 - **Expenses of \$127,357.**
 - **Maint/Repairs not to exceed \$26,000.**
 - **Cash at end of year of \$5,157.**
- **Anthony motioned to approve the reviewed 2022 budget and Matt seconded the motion. Motion passed with unanimous approval.**

Vice President Report: Anthony Gattuso

- **Front entrance upgrade project.**
 - **Permit approved by county.**
 - **Sign will move slightly within the 40ft common area.**
 - **Work to start next week.**
- **Endeavor to start dead tree removal from front berm.**

Landscape update: Anthony Gattuso

- **No new landscape applications.**

Communication Report: Matt Trask

- **Front sign update to be sent out to homeowners.**

New Business/Old Business: Matt Trask

- **Holiday light contest approved in October.**
 - **Robyn and Amanda to lead.**
 - **Board members are not eligible.**
- **One of the homeowners has agreed to do holiday decorations at front entrance.**
 - **Chris to send contact information to Matt.**
- **Main Pond.**
 - **Discussed usage of Main Pond and letters being left on cars by a homeowner.**
 - **Tim motioned to send out homeowners identification to be placed in cars parked at the pond. Motion was not seconded so motion does not proceed.**
- **Annual packets to be sent out in December with ballot, budget, and information sheet.**
- **Next board meeting will be on 12/6/21 at 7:00pm.**
- **Annual Homeowner meeting will be on Sunday, January 16th at 4:00.**

Meeting Adjournment: Matt

- **Anthony made a motion to adjourn the meeting and Mark seconded the motion. The motion to adjourn the meeting passed unanimously.**
- **Meeting adjourned at 8:35p.m.**

Respectfully submitted by Chris Sloncen on November 1, 2021.