

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

Board of Directors Monthly Meeting
Monday, November 2, 2020

Attendance: Kim Stephens, Robbie Infantino, Dina O'Sullivan, Anthony Gattuso, Matt Trask, Tim Hieber, Lisa Perrault, Mark McSweeney and Chris Slocen

Absent: None.

Visitors: None.

Meeting Opened:

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

Secretary Report: Dina O'Sullivan

- Anthony motioned to approve October meeting minutes and Kim second the motion. Motion passed with 2 abstains.
- Halloween Parade was a success.
 - Thank you to Amanda and her family for coordinating and leading the Halloween parade. It was a huge success and the ACHA Board looks forward to next years event.
- As of November 30, 2020, Dina O'Sullivan is resigning from the ACHA Board due to moving out of the neighborhood.
 - Kim made a motion to nominate Chris Slocen as the new ACHA secretary. Anthony seconded the motion. The motion passed with 1 abstain.

Treasurer Report: Mark McSweeney

- Mark sent out the financial report to the ACHA Board.
- The ACHA total current assets are \$85,704.37.
- Mark put together an updated P&L.
- Mark is working on the ACHA preliminary budget for next year.
- Kim and Chris will plan the budget meeting's date and time and inform the budget committee regarding the budget meeting.

Landscape update: Antony Gattuso

- Open Landscaping Projects:
 - Lot 136: Wants to approve a shed. Someone needs to go out to the lot and verify the shed is being placed appropriately. Anthony will follow up with the homeowners and verify placement of the shed.

Vice President Report: Anthony Gattuso

- CANVAC will continue jetting, televising and will finish up their work soon.
 - Michelle and Jim Di Orio volunteered to be on the landscaping committee. They do not want to chair the committee but would like to be a part of it.
 - Tim wants to help from a broad perspective.
 - Anthony is our V.P. and is part of the Landscaping Committee.
 - Kim Stephens will be a part of the landscaping committee too.
 - Kim mentioned Stephanie will help transition the Landscaping information to the Di Orio's.
- Anthony suggested we should make the ACHA entrance look nicer by adding a bigger Arbor Creek sign and stones. Anthony will provide vendor quotes to the board.
- McCloud has sent a proposal to the ACHA Board for \$12,000 to spray the main pond for algae the entire season. They came out and met with Anthony. Anthony sent the board all the information he received from McCloud. Once the board reviews the information, they will take a vote to determine whether the ACHA board should move forward or not with McCloud.
 - Anthony will invite McCloud to our next week meeting to discuss their service.
- Anthony shared Wilson's Nursery tree information for replacing the trees removed from the berm on 64.
 - Anthony found the techemissions trees. These trees are 6 feet that grow to be 8 to 10 feet in height. He will verify these trees are still available.
 - From the boards pervious meeting, the board will plant 8 trees not to exceed \$1000.00.
 - Anthony will inquire about the tree installation costs and get back to the board.

Communication Report: Matt Trask

- Matt will send out an email to the ACHA homeowners to see who is interested with being a part of the 2021 ACHA Board.

New Business/Old Business: Kim Stephens

- Chris will need to prepare the following information by 12/9/20 to Kim:
 - Residential sheet
 - Ballot
 - This information needs to be post marked by 12/17/20 and mailed out to the ACHA homeowners.
- Mark needs to provide the following to Kim by 12/9/20.
 - The ACHA dues invoice.
 - The ACHA approved 2021 budget.
 - The approved ACHA 2021 budget and ACHA dues invoice needs to be post marked by 12/17/20 and mailed to the ACHA homeowners.
- Matt will send an e-mail to the subdivision for anyone who wants to be put on the 2021 ACHA board ballot. Submission deadline is 12/1/20.

- A new homeowner moved into the neighborhood and asked on Facebook about installing a fence. No fences are aloud unless you have a pool. The fence should be surrounding the pool.

Meeting Adjournment: Kim Stephens

- Meeting adjourned at 7:54p.m. Kim made a motion to adjourn the meeting and Anthony second the motion. The motion to adjourn the meeting passed unanimously.

Respectfully submitted by Dina O'Sullivan on November 2, 2020.