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

HOMEOWNERS' ASSOCIATION MEETING Monday, November 5, 2018

MEMBERS PRESENT: Kim Stephens Jack

Bils Dina O'Sullivan

Mark McSweeney Chris Sloncen Anthony Gattuso

Mike Earnest Robbie Infantino

MEMBERS ABSENT: Matt Trask

VISITORS: Mr. and Mrs. Balco John Marsiglio

CALL TO ORDER – Kim Stephens

• The meeting opened at 7:02 p.m. by Kim Stephens, President.

VISITORS COMMENTS/CONCERNS

- Linda Balco informed The ACHA Board to ensure our website has the latest minutes. Dina and Matt will ensure the latest meeting minutes are updated on our website.
- Kim will contact Matt to send out a note reminding our homeowners not to speed in our subdivision.

SECRETARY REPORT - Dina O'Sullivan

• Minutes were submitted for October's meeting. Mark motioned to approve the October minutes with no corrections. Anthony seconded the motion and it passed with 1 abstain.

TREASURER REPORT - Mark McSweeney

- Mark reviewed the preliminary budget for 2019 with the budget committee and The ACHA Board. There were some recommended changes to the budget along with discussions about raising our homeowner's dues due to potential future drainage projects. More discussion and follow up with the increase of dues will take place at our next meeting once the board receives additional project information.
- Any new budget items, please send the information to Mark as soon as possible.
- Mark will update the 2019 preliminary budget for the next board meeting which is December 3, 2018. At this time, the board will discuss the 2019 budget with the updates.

LANDSCAPE COMMITTEE REPORT – Jack Bils

- 3 Outstanding landscaping projects pending:
 - Patio project
 - Outdoor kitchen
 - o Lot 160 Replacement Deck Mike to follow up.

VICE PRESIDENTS REPORT – Jack Bils

 Jack and his wife planted the lilies by the bicycle path at no cost. Thank you Mr. and Mrs. Bils for your time, donation of flowers and for helping make our neighborhood look great.

- One tree down east end of the main pond. To remove entire willow tree, remove stump and wood chips. Jack has a quote. \$695 from Endeavor to remove this year. Kim motioned and Mike second. Motion passed unanimously.
- Jack mentioned the 3 Benches to be replaced or fixed. Chris found benches for a great deal. Possible cost for each bench is \$200. This project will be on hold until the spring.
- The installation of the 4 trees being replaced on the front berm will be installed the week of 11/12/18.

NEW BUSINESS – Kim Stephens

- The Water study discussion will take place at our December 3rd meeting. It appears there might be a three-year study at no cost to the ACHA or homeowners.
 - The Board needs to directly notify the neighbors before we start any work.
 - There are three homeowners affected. The board will write a letter and call these homeowners to encourage their attendance at the next ACHA Board meeting.
 - Jody from the County will attend the next ACHA Board meeting for her to discuss the specific details.
- The ACHA 2019 ballot will be created by Dina on 12/5/18 and provided to Mark for distribution.
- Need to obtain volunteers to run for the ACHA 2019 Board.
- Kim will notify Matt to send a note out to all homeowners to inquire about volunteers for being on the 2019 ACHA board.
- Front berm trees will be replaced the week of 11/12/18. Anthony and Dina are coordinating the work.
- Ponds Inc. of Illinois will fix the pond 6 culvert repairs. \$3,920.00. A motion made by Mike and second by Jack to have the work done. Motion passed unanimously.

OLD BUSINESS/MISC. ITEMS – Kim Stephens

- Kim recapped the votes from the Boards emails that occurred during the month of October.
 - A motion was made via e-mail for 4 tree plantings on the front berm.
 The motion passed via e-mail by the ACHA Board.
 - A motion was made via e-mail for the front berm soil and seed to be fixed by Sebert. Motion passed via e-mail by the ACHA Board.
 - A motion was made via e-mail to pay the sign replacement invoice.
 Motion passed via e-mail by the ACHA Board.

MOTION FOR MEETING ADJOURNMENT

• Mark motioned to adjourn the meeting at 8:55 p.m. Kim seconded the motion. Motion passed unanimously.