

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

**HOMEOWNERS ASSOCIATION MEETING  
Monday, December 03, 2018**

**MEMBERS PRESENT:** Jack Bils, Anthony Gattuso, Mark McSweeney, Dina O'Sullivan, Chris Sloncen, Kim Stephens, Matt Trask

**MEMBERS ABSENT:** Mike Earnest, Robbie Infantino

**VISITORS:** Mr. and Mrs. Balco, John Marsiglio, Andy Orals, Mr. Nosol, Jody Wollnik

**CALL TO ORDER** Kim Stephens

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

**VISITORS COMMENTS/CONCERNS**

- Jody from Kane County Environmental & Water Resources Division attended our meeting to discuss the Northwest water planning alliance project. The following was discussed:
  - Campton Township's wells have declined in water. Jody is suggesting well monitoring is needed to ensure the water levels are sufficient for the homeowner's wells. It could cost approximately \$20,000 for the neighbors who need to dig deeper for their wells.
  - The wells should be 600 to 800 feet deep. Some wells are only drilled to 15 feet deep.
  - The WellIntel System is the monitoring system Jody is recommending the ACHA uses. The system sits on top of each of the wells. They are battery and solar power units. There is an 18-inch cable that sends a radio signal back to the homeowners Wi-Fi to provide the results.
  - The monitoring system is a 3-year program. The company, WellIntel installs the equipment. They need a couple of hours of a neighbor's time to connect everything and provide them with the study.
  - Arbor Creek is close to the pumping center.
  - The company is strictly looking at water levels. If the homeowners wells are not deep enough and there is a decline in water, they will need to dig deeper.

- Next steps:

- Jody provided the agreement to each of the ACHA homeowners (who were present at the meeting) it's affecting. The homeowners affected are going to review the agreement before they commit to anything.
- Bill Balco discussed his concern about Arbor Creek needing additional reserves within our budget. He is also concerned about the drainage for Wyngate Road. He recommends we set aside money for replacing the drainage for Wyngate Roads pipe. Anthony mentioned to replace the entire Wyngate Road line is approximately 115K. Bruce our ACHA Engineer doesn't recommend us to replace the entire Wyngate Rd. pipe at the moment. Bruce recommended it's not worth the money to replace the line right now since there are no issues. He recommends to continue to monitor the pipe to ensure there are no blockage issues. Bill Balco recommends setting aside \$30,000 for the Wyngate Road line for budgeting purposes.

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#### **SECRETARY REPORT ?? Dina O'Sullivan**

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

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#### **TREASURER REPORT -? Mark McSweeney**

- Mark updated the preliminary budget for 2019 from the recommendations that came out of the budget meeting in November. He went over the 2019 preliminary budget with the budget committee and The ACHA Board.
- Kim made the motion to move forward with the 2019 budget as it stands. Chris seconded the motion. Motion passed unanimously. ?
- The board decided not to increase the 2019 ACHA dues.

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#### **VICE PRESIDENTS REPORT ?? Jack Bils**

- The open landscaping projects are all in compliance.
- Lakes and ponds are performing the dredging for the pond and Mark asked for the specific information for our financials.
- Front berm trees were replaced the week of 11/12/18.
- Tree limbs will be picked up on the 10<sup>th</sup>.

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#### **NEW BUSINESS ? Kim Stephens**

- E-mail Kim with any 2018 accomplishments.
- 1/7/19 regular ACHA meeting
- 1/20/19 at 4pm is the annual meeting
- The ACHA 2019 ballot will be created by Dina on 12/5/18 and provided to Mark for distribution.

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**MOTION FOR MEETING ADJOURNMENT**

- Kim motioned to adjourn the meeting at 8:30 p.m. Mark seconded the motion. Motion passed unanimously.

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**Respectfully submitted by Dina O'Sullivan, on December 3, 2018.**