

**Arbor Creek Homeowners Association
Board of Directors Meeting
February 6, 2017**

MEMBERS PRESENT Dale Wagener, President Kim Stephens, Secretary Dina O'Sullivan
Mark McSweeney, Treasurer Anthony Gattuso Mike Earnest
Terri Titus Joe Costabile

ABSENT Jack Bils, Vice President, Matt Trask, Tim Hieber and Jason Babcock

OTHER PRESENT

CALL TO ORDER

The meeting opened at 7:04 p.m.

GUEST COMMENTS

None present.

SECRETARY REPORT – Kim Stephens

January's Annual Homeowners Minutes were presented. It was motioned for approval. It received 4 "Yes" votes and 4 "Abstain". The January 9th minutes were motion for approval. It received 4 "Yes" votes and 4 "Abstain". 2017 handouts were presented for the ACHA binders.

TREASURER REPORT – Mark McSweeney

Cash Balance is at \$83,456 for the beginning of the year. All 2016 assessments were paid; 2017 currently has 103 unpaid as of today, this is unusually high. A communication needs to be sent to the homeowners as a courtesy reminder. HOA Insurance remains low. Davey Tree Service is the new expense item for the budget. Work was completed around the bike path.

2017 OFFICER ELECTIONS

After some discussion, the 2017 Officers have been selected unanimously with 7 "Yes" votes each.

- President, Dale Wagener
- Vice President, Jack Bils
- Secretary, Kim Stephens
- Treasurer, Mark McSweeney

FOLLOW UP TO ANNUAL MEETING

A Homeowner sent an email with concerns from the annual meeting: who's responsibility is it in removing trees causing damage to drainage pipes and second, why revise the fine schedule created in 2007. Dale Wagener followed up directly with this homeowner. The Board previously notified homeowners with poplar trees a few years back that they will be liable for all costs in removing such trees where damage has occurred. Communication needs to be outlined for new homeowners who take possession of homes with poplar trees so they are aware of their responsibility. Although the Board is not clear as to whom has the legal responsibility to inform new homeowners. The fine schedule of 2007 was base of what was further defined to promote consistency by the Board. Still have some drainage issues to address. Joe Costabile will be looking for an alternative engineering company in lieu of EEI.

A homeowner had concerned with an ice rink in a backyard. There is nothing in our covenants that prohibit having one. It appears to be a temporary structure.

Letters are to be sent to homeowner with yard waste in front yard; commercial truck parked overnight in driveway.

COMMUNICATION REPORT – Matt Trask absent

- Items for Matt to follow up on before next meeting.
- Eblast for Assessment reminders
- Interest for individuals to volunteer for front entrance landscaping
- Introduction of new Board members
- Follow up with homeowner who requested how to properly screen garbage cans.

2017 GOALS

1. Work with Campton Township to repave the roads in the neighborhood
2. Davey Tree Service along bike path and berm
3. 3rd year of dredging project
4. Control burn of North Pond
5. Landscape the front entrance
6. By-Law reviews

The meeting was motioned to adjourn at 8:15 p.m.

Respectfully submitted by Kim Stephens, Secretary on March 6, 2017.