

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

**Board of Directors Monthly Meeting**  
**Monday, November 7, 2022**

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

**Absent:** None

**Visitors:** Mike Kramer

**Meeting Opened:**

- Matt opened the meeting at 7:02p.m.

**Visitor Questions/Comments:**

- No comments

**Secretary Report: Chris Sloncen**

- October meeting minutes were sent out to the board.
- Mark motioned to approve the October meeting minutes and Anthony seconded the motion. Motion approved by Mark, Anthony, Chris, Robbie, Matt, Kim, and Preston. Lisa and Brandon abstained.
- Preparing for ballot for 2023 board. All requests to be added to the ballot are due to Chris by 12/1/22.

**Treasurer Report: Mark McSweeney**

- The ACHA total current assets are \$60,946. This is a surplus to the budget.
- The main pond electricity has been shut off for the winter.
- Quickbooks is switching to a cloud based service with an annual fee.
- Estimated 2022 finish cash balance is \$56,273 which is an estimated surplus of \$2,996 compared to the start of 2022.
- 2023 budget.
  - Finance committee met to review the proposed 2023 budget.
  - Finance committee recommended that the annual assessments remain at \$475 per homeowner.
  - 2023 budget includes \$76,000 in revenue and \$111,601 in expenses with a cash balance at the end of the year of \$20,782.
- 2023 budget was reviewed in detail by line. Anthony motioned to approve the budget. Matt seconded. Budget passed unanimously.

**Vice President Report: Anthony Gattuso**

- We are not getting any additional responses for 2023 mowing quotes. Right now, only Sebert has submitted a proposal. Seasonal Concepts declined to quote. Cornerstone has not responded. Mark suggested another company, Bur Oak. Anthony will request a quote.

- Seasonal Concepts to replace the removed trees near the new front sign this month.

**Landscape update: Anthony Gattuso**

- One open landscape request for a patio.

**Communication Report: Matt Trask**

- No new homeowner communications this month.

**New Business/Old Business: Matt Trask**

- Pond signs will be installed in the spring.
- 2023 board ballots to be sent out by 12/16/22 along with the 2023 budget and assessment invoices.
- Matt to draft an end of year letter from the board.
- Annual Homeowners meeting will be 1/15/23 at 4:00pm via Zoom.
- Next board meeting will be on 12/5/22 at 7:00pm.

**Meeting Adjournment: Matt**

- Mark made a motion to adjourn the meeting and Anthony seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 8:01p.m.

Respectfully submitted by Chris Sloncen on November 7, 2022.