

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

Board of Directors Monthly Meeting
Monday, December 5, 2022

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

Absent: Kim Stephens

Visitors: Michele Sears

Meeting Opened:

- Matt opened the meeting at 7:07p.m.

Visitor Questions/Comments:

- No comments

Secretary Report: Chris Sloncen

- November meeting minutes were sent out to the board.
- Mark motioned to approve the November meeting minutes and Brandon seconded the motion. Motion approved unanimously.
- 2023 Board requests were due on 12/1/22. We received 10 requests. The ballot will include Chris Sloncen, Robbie Infantino, Mark McSweeney, Anthony Gattuso, Preston Kendall, Lisa Perrault, Brandon Cunningham, Julie Pallan, Jacob Vlakancic, and Tracy Reimers. The ballots along with the 2023 budget, annual invoices, and information update sheet will be mailed by 12/16/22. Ballots must be received by 1/14/23 to be counted for the annual homeowners meeting.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$56,711.
- Estimated 2022 finish cash balance is \$55,998.
- Holiday decorating of the front sign to be done by a homeowner volunteer. Some supplies will be required not to exceed \$150.
- A holiday decorating contest was discussed similar to last year. \$225 was proposed with five gift cards of 100, 50, 25, 25, 25. Mark motioned to approve, Lisa seconded. Motion passed unanimously.
- 2023 budget.
 - 2023 budget includes \$76,000 in revenue and \$112,178 in expenses with a cash balance at the end of the year of \$20,020.
 - 2023 budget was reviewed. Anthony motioned to approve as the final 2023 budget, Brandon seconded. Budget passed unanimously and will be mailed to homeowners with the invoices and ballots.

Vice President Report: Anthony Gattuso

- We received a landscaping proposal from Cornerstone Partners. It is slightly more expensive than Seberts. Anthony and Matt to follow up on both proposals. Final decision needs to be made soon.

Landscape update: Anthony Gattuso

- No open landscape requests.

Communication Report: Matt Trask

- No new homeowner communications this month.
- Matt to send holiday decorating contest email to homeowners.
- Matt will send reminder email for ballots after they are mailed,

New Business/Old Business: Matt Trask

- Matt to draft an end of year update to be used at the annual meeting and send to the board for review during 1/9/23 meeting..
- Annual Homeowners meeting will be 1/15/23 at 4:00pm via Zoom.
- Next board meeting will be on 1/9/22 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 7:46p.m.

Respectfully submitted by Chris Sloncen on December 5, 2022.