

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

Board of Directors Monthly Meeting
Monday, June 5, 2023

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

Absent: Jake Vlakancic, Julie Pallan

Visitors: John Marsiglio

Meeting Opened:

- Brandon opened the meeting at 7:04p.m.

Visitor Questions/Comments:

- John Marsiglio -Dead tree behind right entrance side. Anthony to review.

Secretary Report: Chris Sloncen

- May meeting minutes were sent out to the board by Brandon. Not enough present members to approve.
- Questions on the correct process for homeowner violation letters between meetings.
 - Preston drafted an updated letter and saved on the Google Drive
 - Guidance to come from the President or the Vice President, as an alternate, to the secretary for letters to be sent out.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$118,588. \$62,000 surplus to the budget.
- Lots of financial activity this month.
 - Fine and rough mows
 - Davies wetlands burn
- 1 homeowner is past due on 2023 assessments. Certified letters sent but refused. Letters sent by regular mail and also Fedex.
 - Lien paperwork to be filed after 6/18/23.
- Illinois annual report filed on time.

Vice President Report: Anthony Gattuso

- New signs to be installed this month.

Landscape update: Anthony Gattuso

- No new landscape requests submitted this month.

Communication Report: Brandon

- Block party sign up sent out and posted on facebook.

- Several homeowners have inquired about keeping chickens. Covenants would need to be revised.
- Brandon to send notice that July meeting will be held on 7/10/23 due to the holiday weekend.

New Business/Old Business: Brandon

- Preston created a new welcome to the neighborhood to be sent or delivered to new homeowners.
- Independence Day parade to be held on 7/4/23 at 10:00 am.
- Next board meeting will be on 7/10/23 at 7:00pm.

Meeting Adjournment: Brandon

- Anthony made a motion to adjourn the meeting and Preston seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 7:46p.m.

Respectfully submitted by Chris Sloncen on June 5, 2023.