

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

Board of Directors Monthly Meeting
Monday, August 7, 2023

Attendance: Mark McSweeney, Brandon Cunningham, Chris Sloncen, Lisa Perrault, Anthony Gattuso, Jake Vlakancic

Absent: Preston Kendall, Julie Pallan, Robbie Infantino,

Visitors: Marina Mueller, Robyn Nall

Meeting Opened:

- Brandon opened the meeting at 7:03p.m.

Visitor Questions/Comments:

- Marina Mueller -Had drain backup after the heavy rain last week. Contractor ran camera through drain line up to property line and found no blockages. Anthony to review the videos from last year of the main subsurface drain in the area to look for any issues.

Secretary Report: Chris Sloncen

- Not enough present members to approve May minutes.
- July meeting minutes were sent out to the board. Not enough members present to approve minutes.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$95,732. \$33,000 surplus to the budget.
- Lien placed on one homeowner for past due 2023 assessment. Certified mail was refused. First Class mail also sent.

Vice President Report: Anthony Gattuso

- No updates for this month.

Landscape update: Anthony Gattuso

- No new landscape requests submitted this month.

Communication Report: Brandon

- Covenant violations received for two properties for commercial vehicle and boat in driveways. Chris to send warning letters.

New Business/Old Business: Brandon

- Block party update from Robyn Nall.
 - September 9th 3:30
 - Snacks and water have been purchased
 - Ice cream truck scheduled

- DJ scheduled
 - Face painter scheduled
 - There will be a movie and popcorn after dark
 - Flyers to be sent out to homeowners
 - Need volunteers for lawn games
 - Need volunteer to get barricades from township and setup.
- We will need more flags for next years 4th of July parade.
- Township is doing work on cul de sacs.
- Planning consultant to attend September or October meeting to discuss long term planning for the neighborhood.
- Next board meeting will be on 9/11/23 at 7:00pm.

Meeting Adjournment: Brandon

- Mark made a motion to adjourn the meeting and Chris seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 7:47p.m.

Respectfully submitted by Chris Sloncen on August 7, 2023.