

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

Annual Homeowner Meeting
Sunday, January 21, 2024

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

Board Members Absent: Jake Vlakancic

Homeowner Attendance: Robyn Nall, Marina Mueller, Dale Wagoner, Kathleen Harriett, Todd Harriett, John Marsiglio, Jessica Cunningham, Kevin Kasperek, and Stephanie McSweeney

Meeting Opened:

- Brandon opened the meeting at 4:02p.m.

2023 Board Recap: Brandon Cunningham

- Dues maintained at \$475
- Expanded social committee activities
- Holiday light contest
- Common area maintenance
- Aging tree maintenance and replacement, will continue in 2024
- Managed the pond algae, one more year of contract
- New west sign plan completed and approved, install in spring
- Sub-surface drainage system management

2023 Treasury Review: Mark McSweeney

- Cash at year end \$73,487
- \$2,900 in interest income due to higher interest rates
- 2023 actual expenses were under budget including
 - Lower landscaping maintenance fees
 - No weed treatment required
 - West sign pushed to Spring 2024
 - Fewer rough mows
 - Lower pond repairs
- One unpaid 2023 assessment

2024 Budget Review: Mark McSweeney

- \$475 assessment unchanged
- Update of west sign
- Year two of three year contract for landscape
- Pond algae maintenance for third year
- Culvert/drainage repairs budget of \$10,000. \$6,000 repair in January

Communication Review: Brandon Cunningham

- We are always looking for volunteers for committees

- Website: <http://arborcreekhoa.ch2v.com>
- Facebook: <https://www.facebook.com/ArborCreekHOAStCharles/>
- Email: arborcreekboard@gmail.com

Open comments and questions

- Stephanie McSweeney- West side berm has a lot of dead trees
- Marina Mueller
 - West side berm has a problem with invasive Hackberry trees. Marina and Anthony to walk through the berm to identify the Hackberry trees to be removed.
 - Asking the board to look at the condition of the North pond and the drainage. Anthony will review and report to board.
- Todd Harriett
 - East side sign looks great, what is the plan for the west sign. Requests that we landscape behind the West sign. Anthony explained that it will be the opposite of the East sign and that landscaping will be laid out and maintained by Sebert.
- Kevin Kasperek
 - Moved to the neighborhood a couple of years ago.
 - Thanks to the board for all of the work
 - Inquiring what the road maintenance schedule is for the sub-division. Road maintenance is controlled by the Township. Kevin to contact Campton Township
 - Would like to see garbage pickup on Monday instead of Friday.
 - Suggest the board modify the holiday light contest to have the prizes be more progressive from 1st to 5th.
- John Marsiglio
 - Requests that annual meeting be moved to in person for next year.
 - Suggests that the deer at the entrance be moved to the pond when new sign is installed.
 - Wetlands west of the main pond are overgrown. Anthony to review with engineer.
 - West property line is overgrown. Anthony to contact the county.
 - Requests board contact Endeavor for group rate for tree maintenance for homeowners.

Meeting Adjournment

- Marina motioned to adjourn, Anthony seconded.
- Meeting adjourned at 4:48p.m.

Respectfully submitted by Chris Sloncen on January 21, 2024.