

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

Board of Directors Monthly Meeting
Monday, January 8, 2024

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

Absent: Jake Vlakanc,

Visitors: Mike Brown and Christina Campagna

Meeting Opened:

- Brandon opened the meeting at 7:01p.m.

Visitor Questions/Comments:

- None

Secretary Report: Chris Sloncen

- December meeting minutes were sent out to the board. Mark motioned to approve, Anthony seconded. Unanimously approved.
- Annual meeting on January 21st at 4:00 via Zoom. Ballots are due before the meeting. An email reminder will be sent.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$73,487. We finished 2023 with an approximately \$17,000 surplus. Actual versus budget surplus for full year 2023 is approx. \$53,000.
- There is still one unpaid assessment from 2023. A lien has been placed.

Vice President Report: Anthony Gattuso

- There was a storm drain backup near Hilltop. National Power Rodding cleared the blockage. This is a repeat issue from root penetration at this section. We need to evaluate replacing that section. This will require removing some Homeowner trees.

Landscape update: Anthony Gattuso

- One new request for a shed.

Communication Report: Brandon

- We received an email regarding garbage cans being left in front of garages. Anthony to send out an email reminder. We will also remind homeowners at the annual meeting.

New Business/Old Business: Brandon

- The annual homeowners meeting will be January 21, 2024 at 4:00 via Zoom. An email reminder will be sent.

- Next board meeting will be on 2/5/24 at 7:00pm.

Meeting Adjournment: Brandon

- Mark made a motion to adjourn the meeting and Anthony seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 7:30p.m.

Respectfully submitted by Chris Sloncen on January 8, 2024.