

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

**Board of Directors Monthly Meeting**  
**Monday, October 7, 2024**

**Attendance:** Mark McSweeney, Preston Kendall, Robbie Infantino, Chris Sloncen, Rob Sullivan, Anthony Gattuso, Julie Pallan

**Absent:** Lisa Perrault, Mike Brown

**Visitors:** Todd and Kathleen Harriett, Sheila Baker, Becca Sullivan, Kiley Hamilton, Andrew ?

**Meeting Opened:**

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

**Visitor Questions/Comments:**

- Sheila Baker -Thanks you to the board for all they do. Questioned if commercial vehicle and other covenants such as the number of dogs are being enforced. Preston confirmed that the board investigates all complaints sent to the board.
- Todd Harriett
  - Lots of cars speeding down Arbor Creek Rd. Anthony to investigate speed cameras and Mark speed bumps. Todd to contact Sam Gallucci to see if a Kids At Play sign can be installed.
  - Question if the general house appearance such as driveway maintenance are included in the covenants and can the board enforce them. Mark to follow up with the attorney.
- Kiley Hamilton
  - Garage sale was only a few houses. Requesting to budget for new signs for next year.
  - Halloween parade notification will be sent out to the homeowners.

**Secretary Report: Chris Sloncen**

- September meeting minutes were sent out to the board. Mark motioned to approve, Anthony seconded. Minutes pass unanimously.
- Emails to homeowners will be sent out in November requesting volunteers to be on the ballot for the 2025 board. Volunteers will need to respond by December 1st to be included.

**Treasurer Report: Mark McSweeney**

- The ACHA total current assets are \$51,770, Approximately \$14,000 above budget.
- Lot 119 2023 assessment is still unpaid with no response to many letters and certified mail refused. We have been sending letters to lot 119 regarding the unpaid fines but have received no response. Our attorney will send a final letter with a response required by 10/15/24. A property lien will be put on after that date.
- Working on 2025 budget. Need quotes from board. Will setup Finance Committee meeting within the next 2-3 weeks.

**Vice President Report: Anthony Gattuso**

- West sign is complete.
- Endeavor is doing significant tree cleanup around North pond. Endeavor has donated \$1,500 of free labor to help with the cleanup.

**Landscape update: Anthony Gattuso**

- No open requests

**Communication Report: Preston**

- No updates

**New Business/Old Business: Preston**

- Bike path ownership and maintenance -Mark spoke to our attorney, cursory investigation shows that the forest preserve owns the path, Attorney to do full inquiry.
- Preston drafted a letter for the board to review regarding ATV's not allowed on paths and common areas along with fines that can be incurred.
- Board reviewed commercial vehicle definition, as covenants are not specific. It was previously reviewed in 2021 with our attorney with the suggestion to use the states definition. The board will continue to use the State of Illinois definition. For reference, the definition of a commercial vehicle, as defined by Illinois statute, is a vehicle greater than 10,000 pounds (D Plate), vehicles holding 15 or more passengers, vehicles holding less than 15 passengers, but used for commercial passenger transport, or vehicles with a hazardous material placard.
- There was discussion about reviewing the covenants for changes based on homeowner and board feedback. A request for volunteers to be on a committee to review the covenants will be sent out with the ballots.
- Next board meeting will be on 11/4/24 at 7:00pm.

**Meeting Adjournment: Preston**

- Chris made a motion to adjourn the meeting and Preston seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 8:18p.m.

Respectfully submitted by Chris Sloncen on October 7, 2024.