

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

Board of Directors Monthly Meeting
Monday, November 4, 2024

Attendance: Mark McSweeney, Preston Kendall, Robbie Infantino, Mike Brown, Chris Sloncen, Rob Sullivan, Anthony Gattuso, Lisa Perrault, Julie Pallan, Lisa Perrault, Julie Pallan

Absent: None

Visitors: Christina Campagna, Becca Sullivan, Kiley Hamilton, Sheila Baker, Andrew Lemaster

Meeting Opened:

- Preston opened the meeting at 7:02p.m.

Visitor Questions/Comments:

- Todd Harriett
 - Todd spoke to Sam Gallucci regarding options for cars speeding down Arbor Creek Rd. Sam advised Todd to speak to Ray Weber that runs the highway department. Ray said that it will require a speed study to make any changes to the speed limit and signage. Ray also noted that signs for children at play are no longer allowed to be installed. We can install speed radar signs but the association will have to pay for it.

Secretary Report: Chris Sloncen

- October meeting minutes were sent out to the board. Mark motioned to approve, Preston seconded. Minutes pass unanimously except Lisa and Mike abstained.
- 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 \$48,202.
- Lot 119 2023 assessment is still unpaid with no response to many letters and certified mail refused. Attorney and ACHA have been sending letters to lot 119 regarding the unpaid fines but have received no response. Mark requested the board to send one last letter before placing a property lien regarding the unpaid fines; after notice period expires, the lien will be put on after that date. Preston motioned and Anthony seconded. Motion passed unanimously.
- 2025 Budget Review
 - Christina Campagna, Kiley Hamilton were on the budget committee.
 - Mark presented the budget from the committee.
 - Proposed 2025 expense budget is \$105,003.
 - Dues have been unchanged at \$475 for 13 years, dues to increase in 2025 to \$550 bringing total revenue from dues to \$88,000.
 - The end of year budgeted cash balance is planned to be \$27,618.

- Preston motioned to approve the budget as presented, Chris seconded. Lisa, Julie, Mark, Mike, and Anthony voted to approve. Robbie and Rob voted nay. Motion passed.

Vice President Report: Anthony Gattuso

- No updates

Landscape update: Anthony Gattuso

- No open requests

Communication Report: Preston

- No updates

New Business/Old Business: Preston

- Our attorney has confirmed that the bike path is not owned by the association.
- Preston to send a reminder letter regarding ATV's not allowed on paths and common areas along with fines that can be incurred.
- Next board meeting will be on 12/2/24 at 7:00pm.

Meeting Adjournment: Preston

- Mike made a motion to adjourn the meeting and Chris seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 8:59p.m.

Respectfully submitted by Chris Sloncen on November 4, 2024.