

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

Board of Directors Monthly Meeting
Monday, December 2, 2024

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

Absent: None

Visitors: Becca Sullivan, Kiley Hamilton

Meeting Opened:

- Preston opened the meeting at 7:04p.m.

Visitor Questions/Comments:

- None

Secretary Report: Chris Sloncen

- November meeting minutes were sent out to the board. Mark motioned to approve, Anthony seconded. Minutes pass unanimously.
- Nine homeowners requested to be on the ballot for the 2025 board. They are Chris Sloncen, Mark McSweeney, Preston Kendall, Robbie Infantino, Rob Sullivan, Anthony Gattuso, Christina Campagna, Kiley Hamilton, and Jillian Place.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$40,687.
- No past due assessments. Lien on Lot 119 to be released once payment clears bank.
- 2025 Budget Review

Vice President Report: Anthony Gattuso

- Homeowner request to replace some of the trees along front berm. The board will put together a replacement plan for 2025.

Landscape update: Anthony Gattuso

- No open requests

Communication Report: Preston

- Kiley to draft a letter to be sent out to homeowners about the holiday decoration contest.

New Business/Old Business: Preston

- Our attorney has confirmed that the bike path is not owned by the association. Bike path management plan to be tabled until 2025.
- Some of the wooden signs need to be replaced. Board will review and plan for 2025.

- Wetlands burn quote increased to \$12,000 due to new regulations. Board will investigate if there are other options.
- Preston to create a letter summarizing 2024 and previewing 2025 to be included in assessment and ballot mailing.
- Anthony motioned to install a neighborhood watch camera system. Cost is \$6,000 for the first year and \$5,000 each year after. Mark seconded. Motion did not pass. Robbie, Mike, Rob, Julie, Lisa, and Preston voted Nay.
- Next board meeting will be on 1/6/25 at 7:00pm.

Meeting Adjournment: Preston

- Mark made a motion to adjourn the meeting and Robbie seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 8:00p.m.

Respectfully submitted by Chris Sloncen on December 2, 2024.