

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

Board of Directors Monthly Meeting
Monday, February 5, 2024

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

Absent: Lisa Perrault

Visitors: Kim Stephens and Christina Campagna

Meeting Opened:

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

Visitor Questions/Comments:

- Kim Stephens -Has old board files that need to be passed to the secretary. The board needs to improve communication frequency to homeowners. Requests that the board follow up on covenant violations, especially garbage cans and to assess fines when necessary.

Secretary Report: Chris Sloncen

- January meeting minutes were sent out to the board. Mark motioned to approve, Anthony seconded. Unanimously approved except Mike Brown and Rob Sullivan abstained.
- Annual meeting minutes were sent out to the board. Brandon motioned to approve, Anthony seconded. Unanimously approved except Mike Brown and Rob Sullivan abstained.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$100,607.
- Not a lot of activity this month except one storm drainage repair for \$5,325. This is over half of the 2024 budget for this category.

Vice President Report: Anthony Gattuso

- No update.

Landscape update: Anthony Gattuso

- One new request for an addition. Exploratory at this point. Anthony to send covenant size requirements. Homeowner needs to submit to county building department.

Communication Report: Brandon

- Anthony to update the email password and share with the board.

New Business/Old Business: Brandon

- Election of board officers:
 - President. Chris nominated Preston, Anthony seconded. Passed unanimously and Preston accepted.
 - Preston took the meeting over as the new President.
 - Vice-President. Mark nominated Anthony, Chris seconded. Passed unanimously and Anthony accepted.
 - Treasurer. Anthony nominated Mark, Julie seconded. Passed unanimously and Mark accepted.
 - Secretary. Anthony nominated Chris, Mark seconded. Passed unanimously and Chris accepted.
- Mike inquired about the process to get roads repaired. This is outside of the boards control. Kim gave some background on sending emails and calling the township for previous repairs and suggested the same process. Mike to call and get some other neighbors to do the same.
- Next board meeting will be on 3/4/24 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 7:35p.m.

Respectfully submitted by Chris Sloncen on February 5, 2024.