

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

Board of Directors Monthly Meeting
Monday, March 4, 2024

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

Absent: Lisa Perrault, Julie Pallan, Mike Brown

Visitors: Kiley Hamilton and Sheila Baker

Meeting Opened:

- Preston opened the meeting at 7:06p.m.

Visitor Questions/Comments:

- Kiley Hamilton -She is on the social committee and suggests that there be a committee chair to help with organization. She will discuss with Robin and come back to Preston. Proposing easter egg hunt for March 24th. She will confirm back to board so emails can be sent out. Preston asked for a full year calendar from the committee so it can be posted to homeowners.
- Sheila Baker -Reviewed the 2024 budget and was questioning reserve level. Mark stated that the association does not have a reserve fund and operates on a yearly budget.

Secretary Report: Chris Sloncen

- February meeting minutes were sent out to the board. Mark motioned to approve, Anthony seconded. Unanimously approved.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$129,945.
- Not a lot of payment activity this month. \$1,885 annual Insurance invoice was paid in February.
- 8 open assessments pending. (1 is tied to a house sale that will get paid at closing)
- Mark to send late payment letters.
- There is still one open 2023 assessment where a lien was placed. This lot is also overdue for 2024.

Vice President Report: Anthony Gattuso

- No update.

Landscape update: Anthony Gattuso

- One new request for some porch repairs. Committee approval not required.

Communication Report: Preston

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

New Business/Old Business: Preston

- There are homeowner trees planted above the subsurface drainage system causing blockages. Mark and Anthony to review with attorney to understand the process for getting them removed.
- Mark to contact Chuck Donaghue to see if she will follow up with the township on the road repair and paving schedule.
- Preston proposed that the board do a meet and greet at the picnic. He will work with the social committee.
- Anthony, Preston, and Rob to review and install pond signs this month.
- Preston suggested that a pond cleanup day be scheduled. Will table for a future meeting.
- Next board meeting will be on 4/1/24 at 7:00pm.

Meeting Adjournment: Preston

- Mark made a motion to adjourn the meeting and Anthony seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 7:38p.m.

Respectfully submitted by Chris Sloncen on March 4, 2024.