

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

Board of Directors Monthly Meeting
Monday, April 1, 2024

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

Absent: None

Visitors: John Marsiglio and Stacy Yelaska

Meeting Opened:

- Preston opened the meeting at 7:03p.m.

Visitor Questions/Comments:

- Stacy Yelaska -Her dog became very sick by ingesting poison placed out in bait boxes by a homeowner to kill rodents. She would like the board to investigate putting out rules for bait boxes to prevent future issues. Mark to review with our attorney for direction. Also, she wanted to point out the repeated flooding at Wyngate and Arbor Creek. She called Campton Township and they did come out. Anthony to follow up with Township to get more information.
- John Marsiglio -A white unmarked truck was parked in front of the pond on 3/22. It may have been a food truck as cars were meeting up with it. He would like the board to make sure that emails are sent to the homeowners so they are aware of any food trucks in the neighborhood. Preston did confirm it was a food truck. It was posted on Facebook. Any future trucks will be through email only. Also, some of the cars had parked in the grass and left ruts. He is requesting an email be sent reminding homeowners to not park in the grass. Preston will send an email.

Secretary Report: Chris Sloncen

- March meeting minutes were sent out to the board. Mark motioned to approve, Anthony seconded. Unanimously approved except Lisa, Julie, and Mike abstained.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$141,699.
- We have earned over \$1,000 in Q1 in interest.
- Not a lot of payment activity this month. April will have increased spending with landscaping and maintenance starting up for the year.
- 3 open 2024 assessments pending. 1 assessment was short paid but is being rectified
- There is still one open 2023 assessment where a lien was placed. Mark to discuss options with our attorney.

Vice President Report: Anthony Gattuso

- West sign permit to be submitted to county. Will schedule installation after permit is approved.

Landscape update: Anthony Gattuso

- No new landscape requests.

Communication Report: Preston

- There were several homeowner emails received.
- One was requesting the meeting minutes be posted on the website. Anthony to work with Matt to get them posted
- There is a boat stored in a driveway. A warning letter to be sent.
- There was a request for the board meetings to be in person. Chris to see if we can get the Campton Community Center for the annual meeting.

New Business/Old Business: Preston

- The Easter egg hunt was a success. Thanks to Kiley Hamilton and Becka Sullivan for putting it together.
- The next event for the social committee is the July 4th parade.
- Mark is working with Eandevor to get a neighborhood tree removal rate.
- The posts for the signs around the main pond are deteriorated. Anthony to get new posts for the new signs and install.
- Preston has requested a budget by event from the social committee to review with the board.
- Next board meeting will be on 5/6/24 at 7:00pm.

Meeting Adjournment: Preston

- Mark made a motion to adjourn the meeting and Mike seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 8:03p.m.

Respectfully submitted by Chris Sloncen on April 1, 2024.