

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

Board of Directors Monthly Meeting
Monday, July 1, 2024

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

Absent: Mike Brown, Rob Sullivan

Visitors: Mark Cicinelli

Meeting Opened:

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

Visitor Questions/Comments:

- None

Secretary Report: Chris Sloncen

- June meeting minutes were sent out to the board. Mark motioned to approve, Anthony seconded. Preston, Mark, Anthony, Robbie, and Chris approved. Lisa and Julie abstained.
- Community Center is booked for the annual meeting January 19th, 2025 at 4:00.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$85,409
- YTD interest income \$2,200
- Surplus balance of almost \$12,000 to plan.
- Lots of expenses paid in June including
 - Final payment to McCloud aquatics for the main pond treatments.
 - \$11,273 to Sebert for mulch.
 - 50% down payment on West side entrance side.
- Lot 119 2023 assessment is still unpaid. Lien placed and attorney also sent collection letter. No response has been received.
- Kiley Hamilton and Mark finished the social committee budget and event calendar for 2024. Mark presented the proposed budget to the board. Mark motioned to approve a budget change for the social committee to a maximum of \$2,000. Lisa seconded. Motion was passed unanimously.

Vice President Report: Anthony Gattuso

- Endeavor to remove downed tree by North pond.

Landscape update: Anthony Gattuso

- No new landscape requests.

Communication Report: Preston

- No new communication.

New Business/Old Business: Preston

- Mark, Preston, and Anthony to meet with planning consultant. Postponed to August.
- Need to send a letter regarding branches left at the street for more than a month.
- Sebert rep making a neighborhood visit was confronted by a homeowner complaining about the frequency of rough and fine mowing. Preston will add the board directed frequency to the next newsletter and also remind homeowners to contact the board instead of confronting contractors.
- Next board meeting will be on 8/5/24 at 7:00pm.

Meeting Adjournment: Preston

- Mark made a motion to adjourn the meeting and Chris seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 7:34p.m.

Respectfully submitted by Chris Sloncen on July 1, 2024.