

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

Board of Directors Monthly Meeting
Monday, August 5, 2024

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

Absent: Anthony Gattuso, Julie Pallan

Visitors: None

Meeting Opened:

- Preston opened the meeting at 7:01p.m.

Visitor Questions/Comments:

- None

Secretary Report: Chris Sloncen

- July meeting minutes were sent out to the board. Mark motioned to approve, Preston seconded. Preston, Mark, Robbie, Lisa, and Chris approved. Mike and Rob S abstained.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$81,805
- Surplus balance of approx \$9,300 over budget.
- Significant payments sent include:
 - Final payment to McCloud aquatics for the main pond treatments totalling 12,000 YTD.
 - \$11,273 to Sebert for mulch.
 - 15,000 down payment on West side entrance sign.
- Lot 119 2023 assessment is still unpaid with no response to many letters and certified mail refused. Our attorney is looking at additional options to help collect.

Vice President Report: Anthony Gattuso (Preston)

- West sign is nearly complete. There are a few damaged items that have been reordered. Will finish as soon as they are delivered.

Landscape update: Anthony Gattuso (Preston)

- No updates

Communication Report: Preston

- We received a complaint from Norton Lakes regarding the overgrowth on the bike path. The path is not owned or managed by Arbor Creek. It is owned by the Kane County Forest Preserve. Mark has already notified them so no further action needed.
- Preston is finishing up a board update letter that will be emailed to the homeowners.

- Will include events schedule
- Special brush pickup
- Complaints regarding the property East of Arbor Creek. Residents have been dumping grass, leaves, brush, etc. Also, residents have been riding motorbikes on the property.

New Business/Old Business: Preston

- Mark, Preston, and Anthony to meet with planning consultant. Postponed to August.
- Discussed having a board table at the annual picnic.
- Storm damaged trees have been cut down. Still need to be picked up and stumps ground.
- Next board meeting will be on 9/9/24 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 7:40p.m.

Respectfully submitted by Chris Sloncen on August 5, 2024.