

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

Board of Directors Monthly Meeting
Monday, September 9, 2024

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

Absent: Lisa Perrault, Mike Brown

Visitors: Joe Costabile, Sheila Baker, Becca Sullivan, Kiley Hamilton

Meeting Opened:

- Preston opened the meeting at 7:05p.m.

Visitor Questions/Comments:

- Joe Costabile -Commercial vehicles in driveways. Mark working with our attorney for definition and resolutions.
- Sheila Baker -No comments
- Becca Sullivan -Questions on the bike path repairs required. Becca contacted the Kane County Forest Preserve District requesting repairs. The Forest Preserve District stated that they were not the owner of the path. Mark and Chris stated that the path was always managed by them. Chris will look for documentation from previous boards and notify the board if found.
- Kiley Hamilton
 - Block party was this past Saturday. The weather was pretty cold this year. Looking at moving to August next year. Also, the grass was too long and needed to be cut shorter or closer to the party. The board will review the rough and fine mow schedules and certain high use areas for next year. Would like to look into a porta potty for next year.
 - Garage sale weekend coming up. Mark to send email to homeowners from Kiley.
 - Would like an updated homeowner directory. Anthony to create a google form for facebook to help get more contacts.

Secretary Report: Chris Sloncen

- August meeting minutes were sent out to the board. Mark motioned to approve, Preston seconded. Preston, Mark, Robbie, Rob Sullivan, and Chris approved. Julie and Anthony abstained.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$61,871
- Surplus balance of approx \$9,101 over budget.
- Significant payments sent include:
 - Final payment for West sign.

- Rough and fine mowing from Sebert.
- 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

- West sign is complete.
- Tree down by North pond to be removed this week.

Landscape update: Anthony Gattuso

- Two requests. One for area around a new pool. One rejected for a dog run.

Communication Report: Preston

- We received a complaint about ATV's and dirt bikes on bike path and common areas. Board reviewing with attorney about sending a reminder email to homeowners and fines going forward.

New Business/Old Business: Preston

- Mark setting up appointment with consultant.
- New signs installed by ponds. Two more were identified to be replaced.
- The wetlands and main pond signs need to be repaired or replaced. Anthony to request quotes.
- Anthony to get quotes on replacement dead and damaged trees.
- Julie and Chris to get quotes for benches next to the bike path to be reviewed for inclusion in 2025 budget.
- Next board meeting will be on 10/7/24 at 7:00pm.

Meeting Adjournment: Preston

- Chris made a motion to adjourn the meeting and Preston seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 8:04p.m.

Respectfully submitted by Chris Sloncen on September 9, 2024.