

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

Annual Homeowner Meeting
Sunday, January 19, 2025

Board Member Attendance: Anthony Gattuso, Lisa Perrault, Mark McSweeney, Preston Kendall, Rob Sullivan, Mike Brown, and Chris Sloncen

Board Members Absent: Robbie Infantino, Julie Pallan

Homeowner Attendance: Jim and Michelle Sears, Bill and Linda Balco, Robert and Arleen Krall, Joe Costabile, Kiley Hamilton, Jill Place, Rebecca Sullivan, Stephanie McSweeney, Patrick Perrault,

Meeting Opened:

- Preston opened the meeting at 4:01p.m.

2024 Board Recap: Preston Kendall

- New West sign
- Seasonal flowers planted at entrance
- Old signs replaced
- Expanded social committee activities
- Holiday light contest
- Common area maintenance
- Aging tree maintenance and replacement, will continue in 2025
- Pond maintenance
- Costs have increased for maintenance services
- Dues increased to \$550

2024 Treasury and 2025 budget Review: Mark McSweeney

- Cash at year end \$42,229
- \$3,100 in interest income due to higher interest rates
- All assessments are up to date
- Full budget of storm and emergency cost spent in 2024. \$10,000 budgeted for 2025
- Cost of mulch has increased significantly
- 2025 is last year of mowing contract. Board will need to get bids for next contract
- Wetland burn costs increased 300%. Will be on a 3 year schedule instead of 2
- Pond chemical maintenance in fourth year of contract
- No major expenditures anticipated for 2025

2025 Board plans: Preston Kendall

- Remove or replace wooden signs
- Aging and removed tree planting plan
- Work with Forest Preserve to get bike path repaired

Communication Review: Preston Kendall

- We are always looking for volunteers for committees
- Website: <http://arborcreekhoa.ch2v.com>
- Facebook: <https://www.facebook.com/ArborCreekHOAStCharles/>
- Email: arborcreekboard@gmail.com

Open comment and question topics by visitors

- Board communication has improved but would like more.
- More homeowner comment opportunities at meetings.
- Schedule more in person meetings throughout the year.
- Covenants should be reviewed and revised by homeowners.
- Appearance of some homes needs to be improved.
- North pond should be improved.

Meeting Adjournment

- Anthony motioned to adjourn, Chris seconded.
- Meeting adjourned at 5:00p.m.

Respectfully submitted by Chris Sloncen on January 19, 2025.