

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

**Board of Directors Monthly Meeting
Monday, March 2, 2020**

In Attendance: Kim Stephens, Mark McSweeney, Robbie Infantino, Jack Bils, Chris Sloncen, Matt Trask and Dina O'Sullivan

Not Present: Anthony Gattuso and Mike Earnest

Visitors Present: Bill Balco and Mrs. Place

Kim Stephens opened the meeting at 7:00 p.m.

Mrs. Place inquired about a landscaping update regarding her swing set being approved. Mike was not at the meeting. Therefore, the board will get back to her at a later date with status. She also wanted an update regarding replacing trees by lot 4. A tree needs to be removed. The board will discuss this topic and take action if needed.

Secretary Report – Mark motioned to approve the February 2020 minutes and Jack second the motion. Motion passed with two abstains and 5 “Yes” votes.

Treasurer Report – Past due assessments update. The ACHA Board decided to add a \$10 certified letter fee to the balance due as ACHA should not be absorbing that cost. Thus, the amount due is now \$585 from six homeowners.

Landscape update – Jack will contact Seberts regarding the seeding for the Main Pond and for the front berm.

Communication Report – Matt will send out a note to the homeowners regarding Campton Township transitioning from Waste Management to Lakeshore Recycling at the end of March 2020. Please visit the LRS website if you have any additional questions.

He will remind them of the following:

- Visit the website to sign up and for more information. **[LRSRCYCLES.com/camptontownship](https://lrsrecycles.com/camptontownship)**
- The last pickup is 3/27; leave your cans out. WM will pick them up after our last garbage day

- If you miss the pickup WM could charge a fee to come back out
- Old WM stickers are still good for 2 months

New Business –

- A letter to the homeowners will be sent later this March regarding the homeowners to keep up with their landscaping. The letter will serve as a reminder to all homeowners, that the ACHA Board will be fining homeowners for failure to comply. The current fine schedule can be found on our website, www.arborcreekhoa.ch2v.com. In addition, the letter will also have the 2020 covenant reminders.
- The fine schedule was established by the ACHA Board of Directors. It has been modified over the years and will be reassessed again this year.
- The Easter Egg Hunt will be led by Amanda. Dina will be in contact with Amanda for the specific details to send out to the homeowners.
- Anthony will contact Bruce Adderman regarding the culvert scoping of the main pond.
- No new update with the pavement of our streets.
- Kane County cannot lower the speed limit within our subdivision.
- Dina will update the information contained in our ACHA binder and provide it to the board members.
- Mike will maintain the ACHA directory going forward in 2020.
- Matt will continue to maintain the ACHA website for 2020.

Mark motioned for the meeting to adjourn at 7:36 p.m. and Jack second the motion. The motion to adjourn the meeting passed unanimously.

Respectfully submitted by Dina O'Sullivan on March 2, 2020.