

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

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?HOMEOWNERS? ASSOCIATION MEETING
Monday, March 4, 2019
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MEMBERS PRESENT:? Anthony Gattuso ?????????? Chris Sloncen
???????????????????? Robbie Infantino?
Dina O'Sullivan ?????????????? Kim Stephens???? ?????????????? Mike Earnest?????
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Matt Trask

MEMBERS ABSENT:? ? Jack Bils?? Mark
McSweeney?????????????

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VISITORS:????????????????????????? Mr. and Mrs. Balco?? ??????????????

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CALL TO ORDER ? Kim Stephens

- The meeting opened at 7:02 p.m. by Kim Stephens, President.

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VISITORS COMMENTS/CONCERNS

- The Balco's are concerned about a large shed delivered to Lot 7. The landscaping committee will look into this project and verify if the homeowner went through the landscaping process.
- The Balco's noticed the December's meeting minutes need to be posted to our website. Dina will verify with Matt the minutes get posted prior to our next meeting. ?
- The Balco's are wondering what is the status of the satellite issue which was brought up by Marina. The landscaping committee will follow up with Marina about the satellite concern. Marina would like the ACHA Board to look into homes with multiple satellite dishes. The Board will refer this request to the Landscape Committee.

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SECRETARY REPORT ?? Dina O'Sullivan

- Minutes were submitted for February's meeting.? ?The motioned by Kim to approve the minutes and seconded by Anthony passed with 2 abstains.

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TREASURER REPORT

- Mark sent the balance sheet, profit & loss and check detail reports via e-mail to the ACHA Board prior to the meeting. Not much activity for this month.
- The ACHA has 4 outstanding association dues.?

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LANDSCAPE REPORT - Mike Earnest

- The solar project is under review. Roofs supporting solar power are allowed by Illinois State Law. Doesn't appear there are any restrictions. The landscape committee is reviewing the proposal. Mike doesn't see any issues at the moment with this project.
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COMMUNICATIONS REPORT ? Matt Trask

- Robbie will be the backup administrator for Facebook. The Board confirmed the Facebook page is public, anyone can post on the ACHA Facebook.
- Requests for the ACHA directory can be sent via e-mail to homeowners by Matt.

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OLD/NEW BUSINESS ? Kim Stephens

- Lot 77: Hilltop homeowner sump pump issue. The issue is the trees from the homeowner lot are causing the subsurface drainage issue.
 - Kim will send a letter to lot 77 along with the invoice and how the Trees need to be removed immediately. Any further issues that cost the Board additional cost will be the homeowners responsibility.
- Covert scoping and repair plan. The ACHA needs Bruce to come to a meeting to review the area and perform a full scope. Anthony will reach out to Bruce to get a game plan to scope the entire subdivision. Starting with any major areas of concern.
- Bylaw Committee: Chris Infantino will lead the bylaw committee.? Mike and Kim will be on the team.
- Covenants review/survey: ? Mike will create the survey and provide it to Matt to send to our neighborhood via e-mail.
- Street repairs: ? Kim will reach out to Sam Gullucci (Campton Township Highway Commissioner) by 4/15/19 to discuss the street repairs. Sam and his team will determine what they can and cannot repair.
- Social Committee ? Dina will reach out to anyone who signed up for the Social Committee regarding the following social events.
 - Holiday lights
 - Easter Egg hunt
 - Summer picnic
 - 4th of July
 - Garage Sales
- Robbie will still be leading the welcome committee.

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MEETING ADJOURNMENT

- Kim motioned to adjourn the meeting at 7:50p.m. and Dina seconded the motion. Motion passed unanimously.

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Respectfully submitted by Dina O'Sullivan, on March 4, 2019

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