

**Arbor Creek Homeowners Association
Board of Directors Meeting
March 6, 2017**

MEMBERS PRESENT Dale Wagener, President Kim Stephens, Secretary Matt Trask
Mark McSweeney, Treasurer Anthony Gattuso Mike Earnest
Joe Costabile

ABSENT Jack Bils, Vice President, Dina O'Sullivan

OTHER PRESENT Bill and Linda Balco

CALL TO ORDER

The meeting opened at 7:00 p.m.

GUEST COMMENTS

Linda Balco inquired as to what action has been taken regarding the drainage issue on Wyngate Road. The Board President stated that last months' meeting was the election of officers and no specific actions were taken. The Board is in the process of finding a new engineering consulting firm to assist as our previous EEI consultant left the firm.

LANDSCAPING REPORT – Dale Wagener for Jack Bils

Contracts are to be signed for Davey Tree Service. Money is in the budget was approved for their services.

SECRETARY REPORT – Kim Stephens

February's meeting minutes were motion for approval. It received 6 "Yes" votes and 1 "Abstain. As by a homeowner at the HOA Annual Meeting if the Board was going to do anything regarding the condition of our streets. I reached out to Sam Gallucci with Campton Hills Township. He submitted a detailed response. In summary, there is no budget for street replacement. They will survey our roads and maybe we will get repairs and/or overlays. It is not likely as there are several other roads in far worse shape than ours per Sam. Matt Trask will forward the response to the neighborhood.

TREASURER REPORT – Mark McSweeney

Cash Balance is at \$135,279 for the month of February. There were no disbursements for the month. Also of this afternoon we have 13 unpaid assessments for 2017. This is higher than some previous years. Letters will be sent to the homeowners certified including the \$100 late fee.

OUTSTANDING CONCERNS

Joe Costabile is still reaching a replacement for EEI. So not to delay further the drainage issues, CamVac will need to work with someone from EEI to determine the specific tree causing of the blockage. Dale Wagener will reach out to EEI for a contact.

The wetlands are controlled burned every 2 years. Tony Sabol in past years arranged for the burning. The previous company per Tony, will not be burning the due to a merger. It was inquired if Tall Grass could include this service. Sufficient funds were not budgeted for this and will be scheduled for 2018. Will there be an Easter Egg hunt this year? Last years was cancelled due to lack of interest. Matt will send a communication to determine if there is any interest.

COMMUNICATION REPORT – Matt Trask

Nothing to report. Items from last month were completed.

The meeting was motioned to move closed session at 7:25 p.m. Motioned for adjournment at 7:40 p.m.

Respectfully submitted by Kim Stephens, Secretary on April 3, 2017.