

HOMEOWNERS' ASSOCIATION MEETING

Monday, April 2, 2018

MEMBERS PRESENT: Kim Stephens Jack Bils
Matt Trask Dina O'Sullivan
Chris Sloncen Anthony Gattuso
Mark McSweeney Robbie Infantino

ABSENT: Mike Earnest

VISITORS: Mr. and Mrs. Balco Mr. and Mrs. Marsiglio

CALL TO ORDER

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

VISITORS COMMENTS/CONCERNS

The Board introduced themselves to the visitors.

Bill inquired about the ACHA Board sending a mailing out to capture everyone's contact information. The Board sends a mailing every year in December asking for the residents to provide their contact information. This form is optional to complete. To date, we have 283 email addresses.

John Marsiglio provided an update about the fountain working at the main pond. John worked with our vendor to get the diffusers working and they found the 4th line was blocked. The good news is we have spare lines going to the pond so, it was an easier fix. It took them approximately 2 hours to get the diffusers working. John has an invoice he will provide to the board for payment.

John provided an update regarding Ridgeview Court's main drain that runs to the pond. John thinks the main drain is blocked. He said the end of the drain appears to be blocked and plugged. John asked if the board was planning any scoping to be done this year for our subdivision? Kim mentioned we discussed this at our last meeting and we are going to reach out to Bruce Aderman to do this at a later time this year. Jack brought up we need to have other lines scoped too. The board will create a list of lines to be scoped for Bruce.

Lori Marsiglio thanked the entire ACHA Board for all of their efforts with making our subdivision great!

SECRETARY REPORT – Dina O'Sullivan

Minutes were submitted for March's meeting. It was motioned to approve the March minutes with no corrections. The motion passed with 6 yes 1 abstain.

TREASURER REPORT - Mark McSweeney

Mark reviewed the balance sheet, profit & loss and check detail reports.

Our cash balance as of March 5th was \$125498.

VICE PRESIDENTS REPORT – Jack Bils

Discussed this is our year for mulch.

Landscape Committee update: Preliminary plan for a shed in the pipe line.

Bike path update: The Forest Preserve needs to take a look at the bike path regarding cracks. Kim will follow up with the Forest Preserve.

COMMUNICATION REPORT – Matt Trask

Matt will send an e-blast regarding the following: Spring Cleaning Committee volunteers needed, Board announcement, general homeowner cleanup, fire pits, and brush pick up.

FYI...As folks close on their homes we ask for contact information via paid assessment letters.

Matt will update the ACHA website to inform people to email the board if they want a copy of the ACHA directory.

Mark will email the phone list to Matt to respond to a homeowner who requested a copy.

MISCILANEOUS ISSUES/OLD BUSINESS – Kim Stephens

Volunteer Positions: Kim will send an e-mail to the entire welcome committee to get them started.

By-Law review: Kim will have our attorney review our By-Laws first for his input regarding any changes needed.

Wetlands Control Burn: We had a neighbor move into Tony Sables house. Below are the 3 companies that can do the control burn. Need to get quotes. Tony was our Burn manager and now we don't have a manager so, it will cost us more money. Kim to follow up.

- a. V3 www.v3co.com
- b. The Pizzo Group www.pizzogroup.com
- c. Tall Grass

Signage status: Anthony received the 2 quotes for the signage to be completed. He will e-mail the board the quotes. He will also try and obtain another quote to compare the pricing to ensure we are receiving the best deal. The signs we are discussing about are for both ponds stating no swimming etc. and for the wetlands. We will revisit this topic at our next meeting.

Phone Directory: Any updates to our directory send changes to Mark McSweeney.

Line Scoping: Anthony will contact Bruce A. to get a quote to scope the entire neighborhood.

Motioned for meeting adjournment: Jack motioned to adjourn the meeting at 7:39 p.m. Anthony seconded the motion.

Respectfully submitted by Dina O'Sullivan, on April 2, 2018.