

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

**Board of Directors Monthly Meeting
Monday, April 6, 2020**

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

Guest: Bruce Adermann

Meeting Opened:

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

Secretary Report:

- Jack motioned to approve the April 2020 minutes and Chris second the motion. Motion passed with two abstains and 7 "Yes" votes.

Treasurer Report:

- The ACHA total current assets are \$149,494.37.
- The ACHA moved banks from Bank of America to Wintrust Bank in St. Charles. At Wintrust we earn more money, they are more customer focused, and more convenient.
- Association dues:
 - We have 5 homeowners who have not paid their assessment. Lot 7, 43, 48, and 150. A final letter will be sent before we put a lien on their properties.
 - 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 five homeowners.

Landscape update:

- Jack mentioned Seberts will proceed with business as usual during the Covid-19 virus.
- Jack will follow up with Seberts regarding the cleaning of all the growth out around the pond dam and removing it.
- Jack will contact Seberts regarding the seeding for the Main Pond and for the front berm.

- Mike will reach out to Stephanie to find out if there were ever any further conversations with lot 66 regarding their Pergola. It has been brought to the boards attention that people noticed building activities and want to make sure it was approved/declined.
- Mike confirmed the play set is up and running for lot 4.

Communication Report:

- Matt received a complaint about brush burning. A suggestion was made to investigate if we should contact Endeavor to pick up brush from our subdivision as a one-time service. Mark will reach out to Endeavor and get back to the board to see if he could do this for our subdivision.
- Matt showed us our website to discuss our bi-laws and covenants. Now, our bi-laws and covenants are together in one document. Matt will separate the two documents once we have the updated PDF of the bi-laws.

New Business/Old Business:

- The board will send out a note to the homeowners and offer them to join our future video conferencing meetings. The board has decided to use Zoom for all future video conferencing meetings.
- The Easter Egg Hunt.
 - The board will encourage the neighborhood to participate with the egg in the window hunt. Matt will contact Becky and send out a note with specifics to our homeowners.
- Bruce Adermann (The ACHA's Engineer) joined the meeting and informed the board about the following:
 - Arbor Creek Professional Engineering Services current firm Rempe Sharpe is taking a pass on engineering services for the Arbor Creek HOA. Their current workload and staffing unfortunately does not fit with our needs. He really appreciated and enjoyed working with the ACHA Board. Bruce has been in contact with Jodie Wollnik at the County; Rich Guerard, a real estate attorney with Guerard, Kalina and Butkus and Mark Richards with Webster, McGrath & Ahlberg in Wheaton regarding the drainage issue from our main pond. He sent Rich Guerard several documents regarding the downstream drainage through the adjacent Campton Pines Subdivision and he is looking into the possible use of existing drainage easements in the Campton Pines Subdivision as it relates to our discharge. Bruce also explained our situation with Mark Richards, and he is open to assisting us with our engineering needs.
- Per a homeowner, Baert Ln. still has a drain issue. Only when there is a heavy down pour the water has nowhere to go. The board will send a letter to the

homeowner to dig a passageway to open the culvert due to heavy rain. Matt will respond back to the homeowner who was concerned.

- Anthony (ACHA Board member) went through a bunch of manholes during the heavy rain.
 - Anthony did cut off a pipe from the pond to help the drain and to keep the culvert open.
- Matt received an email about the concern at 3N845 Barret with their sump pump draining into the culvert. Per the board, it is not ideal but not illegal. The board will investigate this situation to ensure its properly draining.
- The Lakes and Ponds contract is good to go.
- Dina will update the information contained in our ACHA binder and provide it to the board members. She will also send the Residential sheets to Mike to update the phone directory.
- Mike will maintain the ACHA directory going forward in 2020. He recently updated the directory. Dina and Mark will provide him with the rest of the Residential forms information so he can continue to update the directory.
- Mark will contact our attorney to file our updated bylaws.

Meeting Adjournment:

- Meeting adjourned at 8:12 p.m. Anthony made a motion to adjourn the meeting and Robbie second the motion. The motion to adjourn the meeting passed unanimously.

Respectfully submitted by Dina O'Sullivan on April 6, 2020.