

Arbor Creek Homeowners' Association

P.O. Box 471

Wasco, IL 60193-0471

Board of Directors Monthly Meeting

Monday, May 4, 2020

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

Mike Earnest

Absent: Robbie Infantino

Meeting Opened:

- Kim Stephens opened the meeting at 7:01 p.m.

Secretary Report:

- Jack motioned to approve the March 2020 minutes and Anthony second the motion. Motion passed with 7 "Yes" votes.
 - o 2 board members did not join the meeting yet.
- Binder information updated and sent out to the ACHA Board.
- o Each Committee Lead will reach out to their committee to introduce themselves and begin discussions.
- o Mike will maintain the ACHA directory going forward in 2020.

Treasurer Report:

- The ACHA total current assets are \$138,728.23.
- Association dues:
 - o We have 1 homeowner who has not paid their assessment.
- ♣ Lot 48
 - o The ACHA's 990 return was accepted from the IRS.

Landscape update:

- Jack reached out to Saberts about the rough mow.
- Jack followed up with Seberts regarding the pond/dam clean out. Seberts will cut down and remove all the old growth around the dam at the west end of the large pond behind Ridgeview Ct. This includes labor for cutting down the tall grasses, phragmites, cat tails etc. at the sides, in the rock and at the back of the inlet area behind the dam. It will also include a dump fee for the debris which will have to be hauled a ways out. Anthony motioned to have all this work done by Seberts for \$733.00 and Dina second the motion. The motion passed unanimously.
- Landscape and Architecture work in progress was discuss for the following lots:
 - o Deck replacement for lot 141.
 - o Lot 66 project still open. Mike will follow up with Landscape and Architecture Committee.
 - o Lot 77 has standing water in the yard right by the creek. The ACHA will monitor the situation incase a water issue arises.

Communication Report:

Matt reported the following:

- Trena cancelled the garage sale due to the Covid-19 virus.
 - o A possible September garage sale is being discussed.
- One dead tree email received. ACHA is obtaining quotes to remove the dead trees and discussing their replacement strategy.

New Business/Old Business:

- Anthony has a company coming out on May 26 to work on the covert.
- Matt sent Anthony a note about his neighbor having water issues in his back yard.
- There is a North Pond beaver issue. It will cost up to \$4,000 to trap a beaver.
 - o Kim will reach out to Sam G. for a state or county contact. If we get in touch with the state or county, they should fix the dam and catch the beaver.
- Kim discussed the bike path.
 - o She sent an e-mail about the bike path concern. It is a public path whether it connects to Arbor Creek. The plans were approved by the county which means there is nothing anyone can do.
- Lot 45 drainage issue resolved. Water is flowing fine.
- Dina will reach out to Amanda regarding the 4th of July parade and report back at the next meeting.
- Alexa Stephens, a 12-year-old resident sent a presentation to the ACHA Board to install a Little Neighborhood Library. As our neighborhood is part of unincorporated St. Charles, and not everyone has a library card, she thought it would benefit our neighborhood. The Board thought this was a

wonderful idea. The ACHA library was recommended to be installed on the bike path off Baert Rd north of Hilltop Drive. The books are family friendly for children to adults. Matt motioned to purchase one of the bird house boxes and not to exceed \$400 and Mark second the motion. The motion passed unanimously.

- Effective May 4, 2020, Jack resigned from the ACHA due to him moving very soon.
- o Jack thanked the entire board for all their support throughout the years. He said, "it has been a pleasure working with you and enjoying your friendship over the years. It has been special for me and together we have handled some challenging situations". He mentioned he will miss his work as President, Vice President, and Head of Architecture and Landscape Review for 25 years.
- o We each thanked Jack for all his efforts. He has truly been an asset to the ACHA Board. Serving the board for 25 years is amazing and impressive. Thank you, Jack, for all your time and commitment to the board. Your dedication is very much appreciated.
- The board discussed the replacement for Jack.
- o Dina motioned to have Anthony as our new Vice President and Kim second the motion. Motioned passed unanimously. Congratulations to Anthony. Thank you for stepping into this role. We know you will be successful.
- o To assist with some of the additional responsibilities Jack had in addition of being the Vice President, the following board members will assist Anthony with those tasks.
- ♣ Matt will be managing the Sebert contact.
- ♣ Dina will continue to work with The Davey Tree Expert Company.
- ♣ Mike will continue to be the liaison between the ACHA and The Architecture and Landscaping Committee.

Meeting Adjournment:

- Meeting adjourned at 8:14 p.m. Dina made a motion to adjourn the meeting and Kim second the motion. The motion to adjourn the meeting passed unanimously.
- Respectfully submitted by Dina O'Sullivan on May 4, 2020.