

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

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?HOMEOWNERS? ASSOCIATION MEETING
Monday, May 6, 2019**

MEMBERS PRESENT:? Anthony Gattuso ?????????? Mike Earnest
Dina O'Sullivan ?????????????? Robbie Infantino? ?????????? ?Jack Bils

MEMBERS ABSENT:? ? Matt Trask????????? ?????????????? Mark McSweeney?????????
Kim Stephens

Chris Sloncen

VISITORS:???????????????????? Mr. and Mrs. Balco and John Marsiglio ??????????????????
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CALL TO ORDER ? Jack Bils

- The meeting opened at 7:03 p.m. by Jack Bils, Vice President.

VISITORS COMMENTS/CONCERNS

- John Marsiglio mentioned the pond is up and running with the pumps and bubblers.
- John also mentioned there is a growth going on in the main pond called the Curly leaf pondweed.
 - *Curly leaf pondweed (CLP) is a non-native species that sprouts from seeds called turions early in the season and then typically dies back as water temperatures increase (mid-summer).* This seed-bank can persist for 4 or more years and with annual early season applications it's our intention to eventually exhaust the existing seed bank, eliminating CLP altogether.
 - The majority of the CLP in your pond is growing in less than 10" of water with some of the plants being 5" tall already. If left unmanaged, growth/biomass increases with the potential to reach the surface especially near shore. Again when temperature increases, the CLP dies back, which would release nutrients back into the water for algae to take up and grow. This die back also has the potential to drop oxygen levels to detrimental levels as water temperatures increase. As water temperatures increase, the water holds less oxygen, this is why early season applications are recommended (less growth dying back and higher oxygen levels).
 - To treat the Curly Leaf pond wide we would need 22.5 gallons of Aquathol K at \$111.95/gallon. Total with application comes to \$2,748.88 + tax.
 - Anthony will follow up with Mark regarding the money available for us to move forward to have Lakes and Ponds fix the issue.
- The main pond was overflowing. In addition, Anthony will get another quote from McCloud.

- The color of the grass is spotty green on the east side of the front berm. Looks like the fertilizing wasn't consistent. Jack will look into this for the Board.
- Endeavor tree service came and cleaned out the branches from the pond and the tree that was in the pond.

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SECRETARY REPORT ?? Dina O'Sullivan

- Minutes were submitted for April's meeting. ? ?
- Will approve the April meeting minutes at our May meeting due to the amount of board members available to vote.

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TREASURER REPORT ? Jack Bils

- Mark sent the balance sheet, profit & loss and check detail reports via e-mail to the ACHA Board prior to the meeting. There were no concerns about the treasurer's report.

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LANDSCAPE REPORT - Mike Earnest

- 5 projects in the planning. 4 landscaping and 1 swing set project.
- The following projects were discussed.
 - Lot 80 ? 2 request coming in from this homeowner.
 - Landscaping project portion approved.
 - Wooden deck still in the process of being approved.
 - Lot 14 ? landscaping bricks in front of their house.
 - The Landscape Committee is still waiting for the plot of survey.

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- There are Willow trees on the common property to be removed. Jack will get quotes to remove the trees and for removing some dead limbs.
- Kim recommended we sign a contract with a vendor to work with going forward to speed up the process and to be more efficient.
- North pond rip rap needs to be sprayed.
 - Jack will follow up with Sebert.

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COMMUNICATIONS REPORT ? Dina O'Sullivan

- Trena is managing the garage sale.
 - June 6 ? 8th are the garage sale dates.
 - Matt sent the e-mail to the homeowners with this information.
- Matt sent an e-mail to the homeowners regarding burning, parking on the street overnight, brush pick up, trash cans, speeding down Arbor Creek, etc.

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OLD BUSINESS ? Jack Bils

- Letter sent to lot 40 was resent by Kim.

- Street repairs- Per Kim, Sam Gallucci stated the street repairs are under review by engineers to determine cost. He doesn't expect an answer until late May.? Kim will follow up with Sam and provide another update at the June meeting.
- Kim contacted Marina. Marina thanked the Board for following up with the satellite concern.?
- Marina stated the lot behind her house (lot 160) has several dead trees needing to be removed. She would like the Board to address the issue.
 - Mark will confirm the dead trees.
 - Lot 160 needs a confirmation prior to sending the letter out. Kim will confirm.
 - 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. Still in process??.
- Letter to Lot 7 burning sent out; they were sent a letter last year for burning too.?
 - Discussed a fine for this homeowner.
- Lot 61 trench; per The Landscape Committee no plans were submitted.?. Sending a letter was discussed.
- Water in culvert not draining from Lot 69-Lot 65.
 - We understand heavy rain is contributing to the issue; however, this is an ongoing issue. We need Cam Vac to check or Bruce Adderman. Anthony will run with the task.
 - Kim will confirm she sent the letter out to lot 77 to remove the popular trees.

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NEW BUSINESS ? Jack Bills

- Lot 61- an issue needs to be addressed. Kim will send the letter to inform the homeowner.
- Lot 66 and 67 water in culvert not draining ? dumping into the ditch. Bruce came out last year and identified the issue. Should be attached to the subsurface. Anthony will drive by the lots to identify the exact lots being involved. Could also by lots 65 and 69.
- John Marsiglio mentioned he saw a pod in the driveway. It will be gone in a week and was approved by Kim (President).
- Mike made us aware of an accident on someone's front lawn by Baret and Arbor Creek.
- Anthony contacted McCloud to get a competitive quote for the Curly Leaf Treatment that?Lakes?and?Ponds?is recommending we do to the main?pond.?. After talking to McCloud they have declined to quote us due to not knowing what?Lakes?and?Ponds?has treated so far and does not want to take on any liability if something were to happen.?. For example, fish death due to the oxygen level in the water dropping to low do to the treatment.?. Anthony was able to get an approximate range on what they would normally charge for a?pond?in similar size.?. The cost would range from \$2500.00 to \$3000.00.?. This amount is in the range that?Lakes?and?Ponds?has quoted.?. Mark confirmed we do have the money in the budget.?.
 - Anthony made the motion and Kim seconded it via e-mail to have the treatment done to the main pond within this price range. Motioned passed with 6 yeses.

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MEETING ADJOURNMENT ? Jack Bills

- Anthony motioned to adjourn the meeting at 7:53p.m. and Dina seconded the motion. Motion passed unanimously.

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Respectfully submitted by Dina O'Sullivan, on May 6, 2019
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