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

## HOMEOWNERS' ASSOCIATION MEETING Monday, May 7, 2018

MEMBERS PRESENT: Kim Stephens Jack

Bils Matt Trask Dina

O'Sullivan Chris Sloncen Anthony Gattuso Mark McSweeney Robbie Infantino Mike Earnest

**VISITORS:** Mr. and Mrs. Balco

#### CALL TO ORDER

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

#### **VISITORS COMMENTS/CONCERNS**

• Bill inquired about the RV in a driveway. This is on our closed agenda and will be discussed later in the meeting.

#### SECRETARY REPORT - Dina O'Sullivan

Minutes were submitted for April's meeting. Mark motioned to approve the April
minutes with no corrections. Matt seconded the motion and it 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 April 30<sup>th</sup> was \$140,523.52.
- Two homeowners have not paid their assessments. The board mailed certified letters to the two homeowners and we received confirmation the homeowners received the letters.

#### **VICE PRESIDENTS REPORT – Jack Bils**

#### Landscape Committee update:

- 4 plans pending from the landscaping committee.
- Landscaping committee will have a meeting within two weeks to get the entire team together.
- In the near future, our ACHA website will have the landscaping procedures along with the request form.
- Rough mow will be next Friday, May 11<sup>th</sup>.
- The following rough mow will be the Friday before Memorial Day.
- The Davey Tree Expert Company did spray the trees on the front berm and in the cul-de-sacs on May 7<sup>th</sup>.

- Davey recommended 2 trees to be removed. Dina will mark the trees with flags.
- Jack will obtain 3 vendor quotes to remove the dead trees.
  - The Davey Tree Expert Company
  - o Easy Tree
  - o Endeavor
- McCloud has started treating the main pond. Additional chemical treatments will begin this year.
- One light on the sign is broken. The Board will look into fixing it.
- John Marsiglio sent information about the bubbler for a repair or replace. The Board will review the information and make a decision and get back to John with next steps.

#### **COMMUNICATION REPORT – Matt Trask**

- An email was sent to the Board asking the following question. If you change out a flower bed, does it require a Landscape Committee approval?
  - Replanting existing bushes, flowers or trees does not need Landscaping Committee approval.
- Rich Rohlfing sent an e-mail to the Board asking if we could send an e-blast about the
  health and wellness fair going on. The Board decided to place the information on the
  web page.
- An email was sent to the Board regarding Seberts driving on a homeowner's lot. Jack reached out to Seberts and asked them to stay on the easement and not to drive on the homeowner's lot.
- The ACHA Board's lawyer discussed with Kim, we need to be consistent and follow through with all complaints.

## **MISCILANEOUS ISSUES/OLD BUSINESS - Kim Stephens**

- Accident/Damage to the Front Berm
  - An accident occurred on May 3rd at the front of the Arbor Creek entrance.
  - Kim contact Campton Hills to receive the police report, however,
     Campton Hills police department would not provide her the report.
  - The damage falls on the easement and the State of Illinois is responsible for repairing it.
  - Kim requested a damage form with a timeline and for a traffic light at the Arbor Creek entrance and route 64.
  - Sebert quoted to fix it for \$2,2038.00.
  - The board has decided to wait for Kim to receive the form and timeline before making any decisions to move forward with fixing it.
  - The Boards concern is the amount of time it will take the State of Illinois to repair the damage.

## Wetlands Control Burn

- The board received 3 quotes:
  - V3 www.v3co.com quoted \$10,000 to \$15,000
  - The Pizzo Group <u>www.pizzogroup.com</u> <u>Couldn't reach</u>
  - Tall Grass \$4,600.

- Conservation Land Stewardship (The company who has done it in the past) \$2,685.00
- Mark made a motion to have CLS perform the work and Jack second the motion. Motion passed unanimously.

## Signage status:

 Tony e-mailed The Board with the quotes. The Board only has enough to replace the two pond signs. The Board will vote later with the vendor of choice via e-mail.

#### • Manhole Concerns:

O Anthony walked the pond with Bruce Aderman. A manhole backed up by a house going into the main pond. Bruce is recommending to jet it out to fix it. The lines need to be televised to determine the issue. Bruce is not recommending to scope the entire subdivision. Bruce is recommending us to scope the issues we had in the past. As of right now, Woodgate, Wyngate and Hilltop should be scoped. The spillway leading to the main pond should be cleaned out too. Anthony will reach out to Bruce to discuss next steps. Kim will follow up with the vendors from the past for the scoping.

## North Pond

 Jack will follow up with Sebert to see if they can blow out the leaves in the rip rock by the main pond and Ridgeview.

#### Placement of Swing Sets

 Kim spoke to The Boards attorney regarding our rules for approving the installation of swing sets. Anyone who is installing a swing set must go through the Landscape Committee for placement approval.

### Motioned for meeting adjournment

 Mark motioned to adjourn the meeting at 7:50 p.m.. Jack seconded the motion.

Respectfully submitted by Dina O'Sullivan, on May 7, 2018.