

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

Board of Directors Monthly Meeting
Monday, June 1, 2020

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

Absent: Chris Sloncen

Visitors: Paul Stephens, Dana McDonald, and Susan Prichard

Meeting Opened:

- Kim Stephens opened the meeting at 7:03p.m.
- Dana and Susan discussed about the RV parked in the driveway. Susan has lived in RV since 2012. Due to Covid 19 many of the state parks etc. where they would normally stay have closed. They made the trip here from Arizona. They arrived a week ago Sunday. May 24th. They plan on leaving June 24th. Kim mentioned as of May 29th state parks opened. The family was not aware of this information and has not explored that option. Susan and Dana asked what the consequences are of leaving the RV in the driveway. Kim mentioned there is a fine and the board will get back to them directly with the details.
- Dana brought up the pond issue. Kim says the board is handling the meeting.

Secretary Report:

- Mark motioned to approve the May 2020 minutes and Kim second the motion. Motion passed with 7 "Yes" votes and with one abstain.

Treasurer Report:

- The ACHA total current assets are \$138,728.23.
- Association dues:
 - We have 1 lien on a home due to a non-paid assessment.

Landscape update:

- Drew from Endeavor went out to assess our trees from the berm on 64 last week. He will get back to us with a quote.
- Landscape and Architecture work in progress was discuss for the following lots:
 - Lott 11: Shed request.

- Lot 6: Adding a shed like their neighbors 16X10 and are within the guidelines. Mike approved this request.
- Lot 141: Deck replacement.
- Lot 66: Project still open. Mike will follow up with Landscape and Architecture Committee.
- Lot 77: Has standing water in the yard right by the creek. ACHA will monitor the situation in case a water issue arises.

Communication Report:

Matt reported the following:

- A homeowner on Baert Lane is investigating adding a new garage addition to his lot. The homeowner needs to submit their plans to the Landscape Committee. The plans need to be approved before any work begins.
- The Board discussed pools above ground and kiddy pools.
 - The above ground pools are not allowed per our bylaws.
 - Mike discussed homeowners having pools above ground. There is a safety concern without a fence.
 - A kiddy pool is allowed. The water needs to be dumped nightly and removed nightly.
- One of the Arbor creek lights at the front of our subdivision are out. One of our board members will investigate getting it fixed.
- The Board received a nice email from Marina regarding the new library. Thank you for the positive feedback.
 - For right now, the board will see how this new library works for our subdivision and revisit possibly adding a second one within our subdivision.

New Business/Old Business:

- The Board discussed the north pond beaver. Kim reached out to Sam Gallucci, but she has not heard back from him. The Board is wanting the beaver relocated.
- Landscaping Committee guidelines review. Kim is looking at having our landscaping committee review our guidelines. Mike will invite Stephanie to a separate meeting.
- Kim wants to review our fine schedule.
- Library was installed by Anthony. Thank you, Anthony! Thank you, Mark, for your supervision and for taking the pictures.
- A homeowner reached out regarding renting one of the houses in the neighborhood. It is in our bylaws stating no homeowner can rent in Arbor Creek.
- The Board is moving to the google platform. Kim is suggestion moving all agenda's minutes, fine letters, agenda etc....
- Mike went over the phone directory.
 - 53 people sent in an update information sheet. Mike updated the phone directory. Mike will send the directory to Matt, to put it on the google drive. Thank you, Mike, for all your hard work with cleaning up the directory.
 - Going forward Matt will update the directory.
- Mike will send Matt his landscaping spreadsheet.

Meeting Adjournment:

- Meeting adjourned at 7:55 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 June 1, 2020.