

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

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?HOMEOWNERS? ASSOCIATION MEETING
Monday, June 3, 2019
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MEMBERS PRESENT:? Anthony Gattuso ?????????? Mike Earnest?????
??????????????? Chris Sloncen ??? Kim Stephens
Dina O?Sullivan ?????????????? Robbie Infantino ?????????????? ?Matt Trask?????????
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MEMBERS ABSENT:? ? Mark McSweeney????????????? Jack Bils

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VISITORS:?????????????????????? Mr. and Mrs. Balco ?????????????????????? ??????????????
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CALL TO ORDER:? Kim Stephens

- The meeting opened at 7:03 p.m. by Kim Stephens, President.

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SECRETARY REPORT:? Dina O?Sullivan

- Minutes were submitted for the April meeting.? ?Kim motioned and Anthony second. 5 yeses? 1 abstain. Motion passed.
- May minutes will be voted at the July meeting. ?Didn?t have a quorum to pass the vote.

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TREASURER REPORT:? Kim Stephens

- 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.
- Total assets are \$115,010.12 and are reflected on the balance sheet.

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LANDSCAPE REPORT:? Mike Earnest

The following are the homeowners who have projects in progress.

- Lot 7 has 3 projects in progress.
- Lot 11 has 2 projects in progress.
- Lot 40 has 1 project in progress.
- Lot 61 has 1 project in progress.
- Lot 79 has 1 project in progress.
- Lot 80 has 1 project in progress.
- Lot 146 has 1 project in progress.

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COMMUNICATIONS REPORT:? Matt Trask

- June 6 ? 8th are the garage sale dates.

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OLD BUSINESS:? Jack Bils

- Water in culvert not draining from lot 66 - lot 69. It's the way its graded and it's not a specific drainage issue. There is no blockage. The homeowner can regrade it, but the county doesn't cover it.
 - We understand heavy rain is contributing to the issue; however, this is an ongoing issue. We need Cam Vac or Bruce Aderman to confirm the issue. Anthony will run with the task and provide an update to the board by the next meeting.
- Kim followed up with Sam Gallucci regarding our street repairs. He will start with our front entrance. The state will do their work first and then the county will start their work.
- Bylaw review: Kim will review first on her own. At the next meeting the team will stay after to start the team review.
- Front berm issue.
 - By mistake, the vendor sprayed roundup which kills everything. They were supposed to weed and feed. Sebert is completely responsible and are in the process of fixing the issue at no cost.
- 4th of July parade. The ACHA will run with the event.
 - Kim will follow up with the fire department regarding their participation.
 - Kim will send a write up for Matt to send out to the Homeowners.
- Dina will follow up with Social Committee about the summer event. Need to determine date, possibly Good Humor truck etc?
- Mike created the survey and it was reviewed by the board. Suggestions were provided and the survey will be sent out in the month of June.

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NEW BUSINESS: Kim Stephens

- At a later date, Kim would like the board to review our fines and the procedures.

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MEETING ADJOURNMENT: Kim Stephens

- Anthony motioned to adjourn the meeting at 7:41p.m. and Dina seconded the motion. Motion passed unanimously. Meeting adjourn at 7:41.

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Respectfully submitted by Dina O'Sullivan, on June 3, 201