

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

Board of Directors Monthly Meeting
Monday, July 6, 2020

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

Absent: Chris Sloncen and Matt Trask

Visitors: None

Meeting Opened:

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

Secretary Report: Dina OSullivan

- Mark motioned to approve the June 2020 minutes with corrections and Anthony second the motion. Motion passed unanimously.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$119,189.00.
- Pond maintenance financial update: Needed to put in more chemicals into the pond this year. The Board may need to move some money around within the approved budget to pay for any additional work that needs to be done for the North Pond this year.
- We received the fine payment for the RV that extended their time.
- Mulching and the weed and feed is on budget.

Landscape update: Mike Earnest

- Per Mark, the board needs to make sure the entire landscape committee continues to work together faster.
- Landscape and Architecture work in progress was discuss for the following lots:
 - Lot 17: Investigated adding a new garage addition to their lot. They decided not to move forward.
 - Lot 104: Homeowner asked for a new shed request. Looking at starting in a week. Landscaping approved it on June 18th.
 - Lot 80: Pool request. TBD start date.
 - Lot 142: Stone wall and brick wall request submitted.

Vice President Report: Anthony Gattuso

- CanVac televising the neighborhood starting next week. Anthony has been working with Mark.

- Kim motioned to have Endeavor remove the ACHA dead trees and trim the tops off the appropriate trees that need trimming from the front berm from route 64. Mark second the motion. Motion passed unanimously.
- Robbie will follow up with Endeavor regarding the branch clean up by the North Pond.

Communication Report:

- Matt will update the directory.
- Matt will share the google drive with everyone on the ACHA board.

New Business/Old Business:

- Kim wants to continue to review and finalize a new fine schedule.
- Once the dead trees are removed from the front berm, the board will replace the trees. Anthony has some great suggestions about the type of trees which cost about \$100 each. The trees Anthony is suggesting grow genuinely nice. Anthony will send us information about these trees for us to approve at our next meeting.
- The 4th of July parade was a success. Thank you to Amanda Brinkmann for all her hard work and dedication for making this all come together for our subdivision.
- Matt sent an email regarding a homeowner inquiring about a dead tree on the berm by lot 4. Anthony will reach out to Endeavor to put it on their schedule to remove it.
- No information from Sam Gallucci about the beaver situation in the North Pond per Kim. She will reach out to Sam again prior to our next meeting.
- It was discussed for the ACHA bylaws to be separated from our covenants. Anthony suggested to print them then scan it separately so we can upload it on our website.
- Kim sent out a revised fine schedule. We reviewed her suggestions, a motion was made to approve her suggestions. Motion did not get seconded. The ACHA Board decided to table the discussion due to not having a second for the motion and enough board members available to vote.
 - Dina and Anthony needed to leave the meeting early and Matt and Chris were absent.
 - Kim suggested having a separate call to finish the discussion of the new fine schedule. If the call does not happen prior to our next board meeting, we will continue the discussion at our next board meeting.

Meeting Adjournment:

- Meeting adjourned at 8:06p.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 July 6, 2020.