

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

Board of Directors Monthly Meeting
Monday, August 3, 2020

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

Visitors: None

Meeting Opened:

- Kim Stephens opened the meeting at 7:03p.m.

Secretary Report: Dina OSullivan

- Mark motioned to approve the July 2020 minutes with corrections and Kim second the motion. Motion passed 2 abstains.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$108,403.
- We are in very good shape with our surplus. We are twice as good as we thought we would be at this point in the year. Expenses are on target too.

Landscape update: Mike Earnest

- Landscape and Architecture work in progress was discuss for the following lots:
 - Lot 111: Patio was approved.
 - Lot 5: Waiting for additional information for the shed.
 - Lot 80: Pool request. Will not happen this year. It will be a 2021 project.
 - Lot 142: Approved Pool

Vice President Report: Anthony Gattuso

- CanVac started televising the neighborhood.
- We do not know who left the note on Anthony's car window about fishing at the ACHA pond.
- Limbs on the north pond were taken care by Endeavor. Thank you Endeavor!
- Thank you to Matt for updating the ACHA website with the separation of the covenants and bylaws.

Communication Report:

- Matt provided access to the google drive to all of the ACHA board.
 - The minutes will be stored on the google drive.

- Seberts completed 4 rough mows. The next cut will be 8/15. Seberts is on track for our 8 rough mows.
- A neighbor parked a work truck in their driveway. It has been addressed and corrected.

New Business/Old Business:

- The ACHA Board reviewed in detail the fine schedule. Kim made a motion to approve the fine schedule and talking points with the changes discussed and agreed upon in the meeting. Once Kim sends the updated version via email to the ACHA Board, the ACHA Board will officially accept the changes as discussed. Mark seconded it. The motion passed unanimously. Once Kim sends the update via email, Matt will post them on our website. A hard copy will be sent to the homeowners at the end of the year. Matt will e-mail the revised copy to the homeowners too.
- Lot 105: Kim mentioned the grass is too high. Anthony said there is a drainage issue and that's why they are not cutting it.
- It has been determined for the rest of this year (2020), the ACHA Board will continue to have virtual meetings due to COVID-19.
 - Dina will call Campton Hills to inform them to hold our spot and we will pay the invoice. Dina will ask if the ACHA Board can receive an invoice.
 - Matt will send a note to the homeowners making them aware of this Board's decision. If a homeowner would like to participate in the meetings, they will need to contact the board and the board will provide the virtual information.
- Dina will call Amanda about the cook out for October and anything else she has planned for the year.
 - Dina will also ask Amanda about reimbursing her for the popsicles that were handed out at the 4th of July parade.
- Covert repair: Need a permanent solution. Anthony will reach out to EEI.
- 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.
- Anthony gave Kim the contact he received for her to reach out in regards to the beaver situation in the North Pond. Kim will follow up and provide the board with an update at our next meeting.
- Anthony and Dina will begin working on replacing the trees that were removed from the berm on 64. We are looking to plant 8 trees.
- Chris brought to the ACHA Board's attention how the Campton Hills police department is making everyone aware about some car robberies. Matt will send a note out to the homeowners.
- Matt mentioned the ACHA bylaws state we need to have 7 board members. Matt will send a note out to the homeowners asking for volunteers to be on the board.
- The ACHA Board thanks Mike for his dedication and commitment to the board. He has been a great addition and will be missed. Best of luck with your new home.

Meeting Adjournment:

- Meeting adjourned at 8:56 p.m. Dina made a motion to adjourn the meeting and Kim seconded the motion. The motion to adjourn the meeting passed unanimously.

Respectfully submitted by Dina O'Sullivan on August 3, 2020.