

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

**HOMEOWNERS' ASSOCIATION MEETING
Monday, August 5, 2019**

MEMBERS PRESENT: Anthony Gattuso Mike
Earnest Chris Sloncen
Kim Stephens Dina O'Sullivan Matt
Trask

MEMBERS ABSENT: Mark McSweeney Jack Bils Robbie
Infantino

VISITORS: Mr. and Mrs. Balco Joe Costabile John
Marsiglio

CALL TO ORDER: Kim Stephens

- The meeting opened at 7:04 p.m. by Kim Stephens, President.

VISITORS COMMENTS:

- Main Pond:
 - Joe discussed the main pond maintenance. There is a homeowner who needs to fix their drain tiles in order to help the ACHA maintain the main pond properly. Joe would like the board to discuss this issue with our attorney. He would also like the board to put money aside to prepare for the future work.
 - In addition, Bill suggested, the ACHA obtain a core of engineers to help address the main pond issue.
 - John confirmed the work on the main pond will begin soon.
- Burning leaves etc.:
 - Linda reported an issue again with homeowners burning inappropriate items in our subdivision.
 - The ACHA suggested for Linda or anyone to call the fire department to report inappropriate items being burned within our subdivision which do not comply with the ACHA covenants.
 - Bill stated he disagrees with the ACHA Board statement that "Burning is allowed in fire-pits both permanent and portable". That statement is contrary to the restriction pertaining to fires as per Article IV, section 12 of the covenants conditions and restrictions dated August 6, 2009.
 - The ACHA Board read the covenants pertaining to the fire pits out loud in the meeting and explained our interpretations of that section.
 - Bill and the ACHA agreed to disagree about the way the ACHA Board and Bill's interpretation of the fire pit documentation within the covenants is interpreted.

SECRETARY REPORT: Dina O'Sullivan

- May and July minutes will be voted on line. Didn't have a quorum at those meetings to pass the vote.

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.

LANDSCAPE REPORT: Mike Earnest (Have Mike send the information for projects and Endeavor)
The following are the homeowners who have projects in progress.

1. Lot 7
2. Lot 11
3. Lot 14
4. Lot 79
5. Lot 80
6. Lot 146
7. Lot 165
8. Lot 102
9. Lot 66
10. Lot 43
11. Lot 90
12. Lot 61

- Mike replaced 3 benches within our subdivision. Mike sent pictures of the old verses new benches. Thank you to Mike and Dan for helping us replace the old benches.
- Working Endeavor (Chrissy) Discount for tree removal to our subdivision.

COMMUNICATIONS REPORT: Matt Trask

- The ACHA received a burning issue e-mail from Mr. and Mrs. Balco. Please refer back to the notes from the start of the meeting.
- The homeowner at 4N2878 sent an email about beavers around the area and how they clogged up the water in the north pond. They are giving the board a heads up.

LANDSCAPING: Matt Trask

- 2 dead bushes by Woodgate.
- A tree behind the deer at the entrance is dead.
- A couple of trees need to be looked at on the front berm.
 - Kim will notify Jack regarding these landscaping concerns.

OLD BUSINESS: Kim Stephens

- 4th of July parade was a success. Thank you to the Stephens Family for their leading efforts.
- Letter to the neighbors about the landscaping upkeep will be sent out in January/February 2020.
- The ACHA received the survey results.
 - Total responses: 68
 - 42% response ratio
 - Mike will put together the suggestions that homeowners would like to update in the covenants.

NEW BUSINESS: Kim Stephens

- Picnic – Dina will reach out to Amanda to finalize the date etc...
- Landscaping contracts are up this year and the ACHA would like to start the bidding contest.
 - If anyone has any new company recommendations, please provide the ACHA we should reach out to.
- Main pond discussion: Kim discussed our main pond issues with a family member who is an expert in this field. He said, “we need a bunch of fixes”. Shelves might be required etc...
 - 1st step: Engage Bruce ACHA engineer for his opinion and answer the following questions.
 - Can we reduce the shelf?
 - Is rip rap needed to help the algae?
 - The flow needs to get fixed. Do we need to engage the neighbor in Fox Mill to fix the drain tile issues?
 - 2nd step: Do we need to get our legal team involved for ACHA to get access to the land that will help solve our issue.
 - The pond is not getting enough circulation.
 - Suggestions have been made to rip rap the pond. Riprap should help with algae.
- Anthony discussed the issue with Lakes and Ponds and they would like to test the phosphorus in April.

MEETING ADJOURNMENT: Kim Stephens

- Anthony motioned to adjourn the meeting at 8:10p.m. and Dina seconded the motion.

Respectfully submitted by Dina O’Sullivan, on August 5, 2019.