

Arbor Creek Homeowners' Association

P.O. Box 471, Wasco, IL 60193-0471

HOMEOWNERS' ASSOCIATION MEETING

Monday, August 6, 2018

MEMBERS PRESENT: Kim Stephens Jack Bils Dina O'Sullivan Anthony
Gattuso Mark McSweeney
Robbie Infantino Mike Earnest

MEMBERS ABSENT: Chris Sloncen Matt Trask

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

CALL TO ORDER

- The meeting opened at 7:02 p.m. by Kim Stephens, President.

VISITORS COMMENTS/CONCERNS

- Bob Szarmach thanked the ACHA Board for all of the hard work they do for our subdivision. Bob is concerned with the main pond condition. The dirt pile has been there for 3 years and now it seems like it's going to be around for another year. Piles of dirt are everywhere, it needs to be graded and seeding needs to be put down. Bob doesn't want this to be permanent solution due to the view from his home. He asked the board if they could make the dirt piles level out and make the pond look more appealing?

o The pond project was supposed to be only a 4-year project with McCloud. The ACHA Board apologized for not communicating the project updates better to the homeowners. John Marsiglio is managing the project. John stated he went door to door notifying the homeowners about the main pond project being a 4-year project when it first started. John gave the update of this year being the last year for the project.

o John Marsiglio will continue to manage the project. Mark asked if we could accelerate the project. John, said we need the dirt to dry. The only way this can happen if we have a dry spring.

o Matt will send an update about the main pond project to the homeowners.

- John Marsiglio updated the Board regarding the main pond. Three signs in the pond were removed and a dead bush by the pond needs to be removed.

- Bill Balco asked when the ACHA will be mailing the covenants to the homeowners. The covenants will be mailed out with the ACHA dues in December.

SECRETARY REPORT - Dina O'Sullivan

- Minutes were submitted for July's meeting. Mark motioned to approve the July minutes with no corrections. Kim seconded the motion and it passed unanimously.

TREASURER REPORT - Mark McSweeney

- Mark reviewed the balance sheet, profit & loss and check detail reports.
- Our cash balance as of July 31st was \$109,125.30.

VICE PRESIDENTS REPORT - Jack Bils

- Landscape Committee update:

o Lot 60: A warning letter was sent due to the deck not approved through the Landscape Committee. The ACHA Board will send a follow up letter to the homeowner.

- o Lot 34: Homeowner adding a swing set and is working with the Landscaping Committee.
- o Lot 80: Landscape project started without approval by the Landscaping Committee.
- Jack stated Sebert can mow down the area around the north pond and clean up/remove the large clumps and then apply round-up to the area for \$1,815.00.
- o Mike made a motion to move forward with this proposal and Anthony seconded it. Motion passed unanimously.
- o Sebert sent a proposal to install new topsoil to the area around the north pond, fine grade the area, then install seed and blanket for \$10,105. The ACHA Board will discuss this item at a later date.
- o Anthoy will ask Bruce Aderman to attend our 9/10/18 meeting to discuss a long term solution for the work Mc Cloud Aquatics wants to provide to the main pond. Which is BioDredging and improving the overall water quality.
- o The dead willow tree was taken down by the main pond.

NEW BUSINESS – Kim Stephens

- Lot 4 fine letter/camper in driveway was discussed.

MISCILANEOUS ISSUES/OLD BUSINESS – Kim Stephens

- Sign replacement status has been approved. Antony will get the project started.
- Anthony is Getting 2 quotes for the main pond. One of the coverts need to be replaced.

MOTION FOR MEETING ADJOURNMENT

- Mark motioned to adjourn the meeting at 7:52 p.m... Jack seconded the motion. Motion passed unanimously.

Respectfully submitted by Dina O’Sullivan, on August 6, 2018.