

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

HOMEOWNERS' ASSOCIATION MEETING

Monday, September 10, 2018

MEMBERS PRESENT: Kim Stephens Jack
Bils Dina O'Sullivan
Mark McSweeney Robbie Infantino Matt Trask
Chris Sloncen

MEMBERS ABSENT: Anthony Gattuso Mike Earnest

VISITORS: Mr. and Mrs. Balco John Marsiglio Bruce Aderman

CALL TO ORDER

- The meeting opened at 7:01 p.m. by Kim Stephens, President.

SECRETARY REPORT – Dina O’Sullivan

- Minutes were submitted for August's meeting. Jack motioned to approve the August 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 September was \$76,279.75.
- 1 homeowner not paid their dues and a lien has been place.
- If there is anything to be included in the 2019 budget, please let mark know.

VICE PRESIDENTS REPORT – Jack Bils

- Jack discussed the North pond limb down quotes.
 - Sebert cut the grass and wild flowers by the north pond. The north pond looks much better.
 - Jack will reach out to Seberts to find out how much they will charge for maintaining the north pond for the rest of this year and for 2019.
- Landscape Committee Report
 - 2 outstanding projects:
 - Patio
 - Outdoor kitchen
- Jack is concerned about the appearance of the front berm.
 - Jack will donate some lilies to plant at our entrance and demonstration garden in the back by Ridgeview Court. Matt will send a note out to the homeowners for volunteers to plant the lilies.
 - One front light is out by the main entrance.
- Main Pond:

- Bruce Aderman attended our meeting to discuss his recommendation regarding our situation with the main pond. He said the dredging is helping, but it will get worse before it gets better. Mcloud recommended a bacteria treatment to help with the algae. Aerating and dredging are the correct steps. Bruce recommends a chemical treatment (like fertilizing a lawn). The drainage is an issue still and a neighbor will not give ACHA permission to install a line to connect a tile into their property for drainage. Bruce recommends the chemical treatment for the immediate results. He suggests we try and get a permit to put a drain tile in the pond to help with the drainage issue. Bruce will talk to Jody from the County and see if there is any assistance the County can provide us.
- Kim motioned and Mark seconded to have Endeavor cut the limb on the bike path and cleared the debris from the path so residents can walk through safely for \$175.00. Motion passed unanimously.
- John Marsiglio mentioned we have a draining issue by Bridgeview.
 - Bruce will provide a quote for him to walk through and inspect all of the manholes throughout the entire subdivision.

COMMUNICATIONS – Matt Trask

- Matt had a call with the CEO of Kane County. They were inquiring about building an animal shelter on the land by the farm on the east side. A representative from Kane County may come to our meeting to discuss their project.
- Homeowners are inquiring about replacing the red signs. There are specific forms which need to be completed. Matt will put the forms on our website.

NEW BUSINESS – Kim Stephens

- Kim received a complaint regarding weeds/unkempt yards
 - Matt will send out a general reminder to maintain lawns etc. to the homeowners.
- Year-end tasks planning:
 - Finance committee meeting will be held on 11/5/18 after the ACHA Board meeting.
 - 2019 Projects:
 - Dina will follow up with Anthony about installing the trees he received quotes.
 - Jack will get quotes for removing and planting trees to be included in next year's budget.

MOTION FOR MEETING ADJOURNMENT

- Mark motioned to adjourn the meeting at 8:03 p.m... Kim seconded the motion. Motion passed unanimously.

Respectfully submitted by Dina O'Sullivan, on September 10, 2018