

**Arbor Creek Homeowners Association
Board of Directors Meeting
September 11, 2017**

MEMBERS PRESENT Kim Stephens, Secretary Anthony Gattuso Joe Costabile
Jack Bils, Vice President Mike Earnest Dina O'Sullivan
Dale Wagener, President Anthony Gattuso
Mark McSweeney, Treasurer

ABSENT Matt Trask

OTHER PRESENT Kristin Ceraldes, Susie Han, Bill and Linda Balco

CALL TO ORDER

The meeting opened at 7:02 p.m. by President, Dale Wagener.

GUEST COMMENTS

Kristin Ceraldes addressed the Board regarding the letter she received. She stated she has not made any changes to the subsurface drainage on her property since she's owned the home. Any issues with the pipes were not her doing. She stated her sump pump does not connect to the drainage; runs to the side between properties. The Board stated it will do further research, measurements to confirm the pipe in question is on her property. There are no immediate issues with drainage. The Board will follow up with the homeowner. Bill and Linda Balco inquired as to why the website was not working.

VICE PRESIDENT REPORT – Jack Bils

Hank Harrison owns the land at Norton Lake. He has been working to bulldoze the berms and remove the overgrown weeds. It's not completed and Shodeen will continue to work on it this next week. The Landscape Committee has approved an inground pool on Ridgeview Court and an addition of a garage bay on Hilltop Rd. McCloud has begun removing aerators and cleaning them. Jack will follow up with John Marsiglio. Jack Bils will obtain quotes to trim trees for the fall and winter. The Board will review and decide at the next meeting.

TREASURER REPORT – Mark McSweeney

Cash Balance is \$90,240 ahead of budget by \$13,000 as pond repairs have come in lower than budgeted. There is money for the North Pond burn and mulch.

SECRETARY REPORT – Kim Stephens

Dina motioned for the August minutes to be approved. The motion passed with 6 "Yes" votes and 2 "Abstain" votes.

OUTSTANDING CONCERNS

North Pond is to be burned and seeded per our agreement with Tall Grass. If we are choosing to go with grass instead of seed, Tall Grass will not handle the control burn per their agreement. After discussion regarding the pros/cons of seeding or grass a motion was made to proceed with the control burn and seeding by Tall Grass. The motion passed with 5 "Yes" and 3 "No" votes.

The website is down. The company managing the web pulled the site since we had not moved over to a new platform. Mark McSweeney will contact them to move it over to get it functioning again.

Meanwhile, if a new vendor can be found the Board would like to revamp the web site.

Anthony Gattuso contacted a company in Geneva for pricing on sign replacements in the

neighborhood: 3 wood signs and 2 or 3 metal signs he is waiting for the final cost estimates.

Davey Tree Service has completed 2 spraying on front berm. Dina O'Sullivan will follow up on progress as it does not look as if the spray is working.

2018 items to include for the budget: burning wetlands, continued service of the front berm by Davey Tree Service.

Motioned for adjournment at 8:02 p.m.

Respectfully submitted by Kim Stephens, Secretary on October 2, 2017.