

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

Board of Directors Monthly Meeting
Monday, September 14, 2020

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

Absent: Matt Trask

Visitors: Tim Hieber, Lisa Perrault, and Dana MacDonald

Meeting Opened:

- Kim Stephens opened the meeting at 7:04p.m.

Secretary Report: Dina OSullivan

- Mark motioned to approve the August 2020 minutes with minor corrections and Anthony second the motion. Motion passed.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$97,768.00
- Our surplus is a positive change in our financials.
- Mark put together an updated P&L.
- Mark is starting to prepare the budget for next year. His goal is to prepare the draft budget by the end of September. The board needs to determine if there are any new contracts or any new repairs, maintenance etc. for Mark to begin preparing the 2021 budget.

Landscape update: Kim Stephens

- Lot 41 open. New driveway, front paver walkway, new wood deck, new raised beds, new arbor in bed, paver walls around trees, build outs over culvert pavers walk around raised beds and fountain feature in raised beds.
- Lot 104: Garage
- Lot 24: Shed
- Lot 105: Need to remove the dead tree. Lawn needs to be cut. The landscaping committee is requesting a letter to be sent from the board.
- Mark will call the county about the political signs to be removed at the front of the ACHA entrance.

Vice President Report: Anthony Gattuso

- CAM-VAC completed televising the beginning part of the neighborhood up to Baert. They determined we need jetting done.
- Wilson's nursery sent Anthony information for the trees to be replaced on 64. Anthony will send the board the information

Communication Report:

Matt will send out an email to the homeowners to obtain additional volunteers for the budget committee. He will contact the existing budget volunteers to confirm they are still interested with being a part of the budget committee.

New Business/Old Business

- Trees that need to be replaced on 64. The board will review Anthony's email regarding the trees Wilson's nursery has available for us. The board will vote and determine which ones we are going to plant.
- Amanda (Social Committee Lead) will put together a Halloween parade on Saturday, October 31st at 10:00 am. (Halloween)
 - She will provide the board with the communication to send out.
- Main pond:
 - Need to get a bid from Mcloud.
 - They are going to look at the pond for what type of treatment is needed.
 - EEI does not think it is a drainage issue. It is the way the pond is designed.
 - The pond is very shallow. We can put more money into it by adding chemicals to the pond and see if this helps.
 - A suggestion is to perform the algae treatments at a different time of the year.
 - A communication needs to be sent out to the homeowners describing the situation. This way everyone clearly understands what the concern is and what the board is trying to do to help the situation.
- The fine schedule is posted and was sent out to the homeowners.
- ACHA Board Replacement Candidates:
- Now, The ACHA Board has 2 open positions.
- Matt sent out an email to the homeowners asking for volunteers.
- We had 4 homeowners respond.
- 3 homeowners join the September Board meeting.
- Thank you to all our candidates for volunteering to be a part of the ACHA Board and for participating in our meeting. Kim describe all the ACHA Board positions. The ACHA Board members ask the candidates a few questions. Each candidate had about 3 to 5 minutes to tell us about themselves and answer any questions the ACHA Board had for them.
 - Dana MacDonald Lot: 110
 - Tim Hieber Lot: 123
 - Lisa Perrault Lot: 59
- After the discussion, the ACHA adjourned the open meeting and discussed each candidate and voted.

- The ACHA Board voted the following candidates to be on the 2020 ACHA Board for the remaining of this year.
- Congratulations to Tim Hieber and Lisa Perrault. The team looks forward to working and getting to know you. Thank you for dedicating your time to be a part of the ACHA Board.

Meeting Adjournment:

- Meeting adjourned at 7:59p.m. Dina made a motion to adjourn the meeting and Kim second the motion. The motion to adjourn the meeting passed unanimously.

Respectfully submitted by Dina O'Sullivan on September 14, 2020.