

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

Board of Directors Monthly Meeting
Monday, April 4, 2022

Attendance: Robbie Infantino, Matt Trask, Mark McSweeney, Anthony Gattuso, Brandon Cunningham, Preston Kendall, and Chris Sloncen

Absent: Kim Stephens, Lisa Perrault

Visitors: Kevin Kasperek

Meeting Opened:

- Matt opened the meeting at 7:04p.m.

Visitor Questions/Comments:

- Kevin introduced himself as a newer homeowner to Arbor Creek.

Secretary Report: Chris Sloncen

- March meeting minutes were sent out to the board.
- Preston motioned to approve the March meeting minutes and Mark seconded the motion. Motion approved by Mark, Robbie, Chris, Brandon, and Preston. Matt and Robbie abstained.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$125,410.
- There are three open assessments for 2022. Certified and standard letters were sent.
- Matt motioned to start the lien process, Anthony seconded. Approved unanimously.
- All 2021 assessments have now been paid. One lien to be removed.
- All documentation has been sent to our accounting firm to complete the 990 form that is due in May.

Vice President Report: Anthony Gattuso

- Pond aerator has been installed.
- Front entrance upgrade project is complete.
- There is an issue with the old breaker box on the east side of the entrance. Seasonal Concepts to repair.

Landscape update: Anthony Gattuso

- One new landscape application.
- Matt and Anthony to setup a meeting with the new landscape committee volunteers to go over the process.

Communication Report: Matt Trask

- Updated homeowners contact list will be completed this month. The list will be put on the website except homeowners that requested not to be included.

- Matt to send out an email(s) reminding about:
 - Easter egg hunt
 - May brush pickup
 - June garage sale
 - Reminder to not park on the grass by pond
 - Reminder how to request landscape project approvals

New Business/Old Business: Matt Trask

- Garbage cans on path. Robbie to create a proposal for a trial with two cans. Matt to also get a quote from Sebert. Board to review proposals.
- Electronics payments. Board to review options. Brandon to setup a demo of HOA Express for the board.
- Homeowner complaint about cars parking on the grass by pond.
- Matt, Anthony, Preston, and Brandon to take pictures of all the signs in the neighborhood including the no parking on grass by pond and make recommendations to the board on which ones need to be replaced/added.
- Advertising and business signs are not allowed to be on common areas in the neighborhood. Signs by Rt 64 are not on our property.
- Next board meeting will be on 5/2/22 at 7:00pm.

Meeting Adjournment: Matt

- Preston made a motion to adjourn the meeting and Anthony seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 7:53p.m.

Respectfully submitted by Chris Sloncen on April 4, 2022.