

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

Board of Directors Monthly Meeting
Monday, May 2, 2022

Attendance: Kim Stephens, Lisa Perrault, Matt Trask, Mark McSweeney, Anthony Gattuso, Preston Kendall, and Chris Sloncen

Absent: Brandon Cunningham, Robbie Infantino

Visitors: Amanda Brinkman

Meeting Opened:

- Matt opened the meeting at 7:03p.m.

Visitor Questions/Comments:

- Amanda-planning for the block party has begun. Requesting a budget increase from \$500 to \$1000. Matt motioned to budget up to \$1000, Mark seconded. Preston, Anthony, Chris, Matt, Lisa, and Mark approved motion. Kim voted no.

Secretary Report: Chris Sloncen

- April meeting minutes were sent out to the board.
- Mark motioned to approve the April meeting minutes and Anthony seconded the motion. Motion approved by Mark, Matt, Chris, Anthony, and Preston. Kim and Lisa abstained.

Treasurer Report: Mark McSweeney

- The ACHA total current assets are \$112,627.
- There are three open assessments for 2022. Certified and standard letters were sent.
 - 2 certified letters were refused and one was returned for no forwarding address for the homeowner. Mark found homeowner has since updated the tax payments to a Florida address. Letter will be sent to the Florida address.
- We had some expensive culvert repairs this year and are almost at the full year budget amount.
- Sebert is instituting a fuel surcharge going forward. Matt to review our contract and advise.

Vice President Report: Anthony Gattuso

- Front entrance upgrade project is complete. Will request land plat for West side.
- Grass needs to be repaired where the storm sewer was fixed. Will wait until it settles before repairing
- Anthony to get proposals for replacement trees and locations for East and West front berm.
- Endeavor to quote removing branches and tree in the back of the main pond.

Landscape update: Anthony Gattuso

- One new landscape application. Additional information has been requested.

Communication Report: Matt Trask

- Updated homeowners contact has been completed. An email will be sent to homeowners that they can request a copy if interested.

New Business/Old Business: Matt Trask

- Matt, reviewed signs in neighborhood.
 - No parking signs were replaced in 2018
 - Fishing for residents only sign to be quoted for replacement
- Next board meeting will be on 6/6/22 at 7:00pm.

Meeting Adjournment: Matt

- Mark made a motion to adjourn the meeting and Anthony seconded the motion. The motion to adjourn the meeting passed unanimously.
- Meeting adjourned at 7:45p.m.

Respectfully submitted by Chris Sloncen on May 2, 2022.