

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

**Annual Homeowner Meeting**  
**Sunday, January 16, 2022**

**Board Member Attendance:** Kim Stephens, Anthony Gattuso, Matt Trask, Brandon Cunningham, Lisa Perrault, Mark McSweeney and Chris Sloncen

**Board Members Absent:** Tim Hieber, Robbie Infantino

**Homeowner Attendance:** Marina Mueller, Dale Wagoner, Kathleen Harriett, Todd Harriett, Jessica Cunningham, Joan Kitrys, Arlene ?, Stephanie McSweeney, Michele Sears, and Preston Kendall

**Meeting Opened:**

- Matt Trask opened the meeting at 4:02p.m.

**2021 Board Recap: Matt Trask**

- Dues maintained at \$475
- Upgraded sign and landscaping
- Fourth of July parade
- Block party
- Halloween parade
- Removed dead front berm trees
- Wetlands burn
- Landscaping maintenance
- Algae treatment plan improvement

**2022 Board Goals: Matt Trask**

- Maintain dues at \$475
- Replace trees in front berms
- Finish front signs
- Update pond and parking signs
- Continue pond algae management program
- Mulch common areas
- Continue growing social committee and activities
- Landscape maintenance

**2021 Treasury Review: Mark McSweeney**

- Cash at year end \$53,277
- 1 lot with unpaid 2021 dues
- 2021 actual expenses were under budget

**2022 Budget Review: Mark McSweeney**

- 2022 dues remain unchanged at \$475
- Continue signage improvements

- Continue algae program
- Full mulch
- Subsurface drain repairs
- Landscaping and mowing to remain the same as 2021

#### **Communication Review: Matt Trask**

- Need updated email addresses for all residents
- We are always looking for volunteers for committees
- Website: <http://arborcreekhoa.ch2v.com>
- Facebook: <https://www.facebook.com/ArborCreekHOAStCharles/>
- Email: arborcreekboard@gmail.com

#### **Open comments and questions**

- Chris Sloncen for a homeowner mailed question- Why does the budget only show dues for 160 homes when there are 161. Mark clarified that one home was grandfathered in with no dues during the land sale that Arbor Creek is built on
- Joan Kitrys- Is directory available to be emailed to homeowners? Matt to update the directory after information sheets returned and email out to homeowners.
- Joan Kitrys- What signs will be reviewed for updating? Matt clarified pond, parking, etc, but no street signs.
- Marina Mueller- Are there any plans for Algae and tree limbs in the north pond? Matt to add to an assessment plan to next meeting agenda for cleanup, algae, beavers, etc.
- Todd Harriett- Can we reduce the speed limit on Arbor Creek Road for safety? The board has looked into this in the past, but the township would not change. Matt will push township again.
- Todd Harriett- We have a lot of damage every year to lawns from the snow plows. Matt to contact the township to verify that they are responsible to repair.
- Marina Mueller- The township is no longer putting in road marker poles due to liabilities. Homeowners can put in their own if they desire.
- Kathy Harriett- Can we request a Slow, Children at Play sign? Matt to check with township.
- Todd Harriett- The new sign looks great.
- Joan Kitrys- I really appreciate all of the work that the board does.

#### **Meeting Adjournment**

- Anthony motioned to adjourn, Matt seconded.
- Meeting adjourned at 4:51p.m.

Respectfully submitted by Chris Sloncen on January 16, 2022.