



ARBOR CREEK HOMEOWNERS ASSOCIATION
P.O. Box 647
PLAINFIELD, ILLINOIS 60544

Record of Minutes

Date: April 14, 2018

Location: Plainfield Village Hall

Submitted by: Jamie Gonzalez

Directors

- President: Grecca Gonzalez
- Vice President : Steve Spreeman
- Treasurer: Dwain Burkemper
- Secretary: Jamie Gonzalez
- Director: Rachel Ricci

President Grecca Gonzalez called the meeting to order at 10:00am.

Board thanked everyone for joining the meeting acknowledging several new faces from the neighborhood and quickly turned over floor to Secretary to review minutes from previous meeting.

Secretary Jamie Gonzalez read minutes from HOA meeting held on 4/1/17 and they were approved.

State of Affairs

Board spoke on various topics:

- Noted completed roadwork on Frontage road & Rt 30 and resident asked if board knew anything about the potential Costco at the 30/Frontage road location at old Gas Station. Board noted that they had also heard it was potential but had no timeline.
- Was also noted weather warns of Speeding on Hazelwood pas well as Arbor Creek was mentioned as well as the need to take Make/Model of vehicle and Plate (if available) and send to Plainfield Police Department, enough complaints would warrant officer to area for monitoring.
- Walk path – Village of Plainfield is responsible for upkeep – if you notice down limbs/garbage/tall grass notify HOA board and we will call Village.
- Board reminded attendees that the neighborhood website was available as well as Facebook page for updates on neighborhood.

Neighborhood Common Ground Landscape

- Bagworms seem to be under control at the POD on Redwing CT –
- Still watching the berm for roots that are being exposed and that erosion mitigation would be needed. Suggested flagstone and topsoil added. Board will inquire with landscaper as to options.
- Board mentioned that Fazio Landscaping has been renewed for 2 more years and that they were doing a great job. All in attendance agreed.

Financials

Dwain Reviewed Financials for the HOA & mentioned that landscaping would be more as the replacement of trees/bushes and additional beatification.

Dwain mentioned that ending balance was a little higher due to collection of past dues from late homeowners paying, and proof that the lien process was working on non-payers at the time of sale. Good healthy balance was available for capital needs.

A vote was motioned and approved for 2018 assessment and residents agreed to hold at \$150/Year.

New Business

Steve Spreeman mentioned that he has been attending the coffee with the Plainfield Mayor and asked about potential lighting on the frontage road (Plainfield side) to connect to the Joliet side. A year from now, Joliet may let Plainfield tap into their power source – a feasibility study will be performed on the possibility.

Village will be sending folks to the neighborhood to audit the need to repair sidewalks that have settled and are a tripping hazard and formulate a repair plan.

We will be listing the HOA with the Village board for updates on things impacting the neighborhood.

Community Garage Sale

HOA will be sending a questionnaire out with the Dues for those interested to sign up for a neighborhood garage sale. If 10 or more homes are interested, the HOA will purchase an ad to support the event.

Nuisance Complaints

Residents brought up that in the spring there are kids that ride a lawnmower in the streets in the neighborhood – if you see them, please report to Plainfield PD.

Election of Board of Directors

President and all other Board members were also nominated and subsequently accepted another term on the HOA board.

NEXT STEPS

Board will send out 2018 Homeowner dues notice documents to residents as soon as possible.

Meeting Adjourned: 11:02am