

Meeting Minutes for Arbor Creek HOA meeting

June 7, 2025 at the Plainfield Police Dept,
14300 Coil Plus drive, Plainfield IL 60544 at 10AM

- Meeting Called to order
 - Roll call/attendees
 - Approval of previous minutes - **APPROVED**
 - Treasurer Report; updated bank information and HOA accounts - **APPROVED**
 - Review of dues and vote to increase dues to \$165/year - **APPROVED**
- Update on Redwing Ct duplex construction for lots located in the SE corner of the subdivision
 - Proposed for end on 2025 completion
 - Developer will provide excess dirt to fill in a sinkhole along frontage near the construction site
 - Developer was present to answer any questions from Homeowners
- Board Member Elections-
 - Re-election of Jay Cook, Grecca Gonzalez, Rachel Ricci and Steve Spreeman to HOA Board - **APPROVED**
 - Jackson Brunsting steps down as Treasurer and Randy Kaminski is unanimously elected to the Board in his place - **APPROVED**
- Board Business-
 - Review of Covenants and steps to modify/amend covenants was approved specific concerns were brought up regarding the following:
 - Trailers- Trailers of any kind are not allowed for extended periods of time. Board has made exceptions for a couple of homes, however more than 3 days at a time is not acceptable – There is concern specifically with trailer located on Arbor Creek Dr and extended periods in the neighborhood
 - After discussion with residents, Board will move to amend covenants to allow for commercial lettered vehicles in neighborhood,

restrictions. No hand painting or store-bought/self-installed decal letters. Must be commercially designed and professionally installed wrap styled and submitted for HOA board approval. Absolutely, No BOX Truck letters allowed.

- Landscaping; new provider/company ETB Landscaping, “so-far/so-good.” Projected cost \$12,000/season, plus\$1800 for additional dirt...**APPROVED**
- HOA Dues and residents in arrears, we have forwarded many to attorney for Leins.
 - Some on payment plans
 - Need to address scofflaws and collection measures/those late for multiple years will be moving to attorney for Leins
 - Update website access for residents: The HOAs bank) Old National Bank does not accept Zelle currently, may be available within the year.
- Other HOA issues; State of Illinois filing and Sec of State filing (non-profit entity) –
 - HOA Paperwork is up to date and filed each Fall
- Open forum/ Q & A-
 - Complaints about how some residents are NOT keeping their homes in good repair and what could be done/how the HOA is addressing
 - Noted that the BOD will forward any egregious issues to the Village of Plainfield Code enforcement
 - Are Window AC units, allowable?
 - While unsightly there is nothing in the covenants prohibiting them
 - Duplex questions; price point & aesthetics
 - Pricing has yet to be determined, and the new designs will be the same as existing units
 - Lawncare; some lawns are NOT lawns anymore, all weeds
 - Homes for sale /inventory; - Recent Home sold for \$510,000 in NW corner

In all, the meeting lasted just over 1-hour and most residents walked away in good spirits.