

As approved December 1, 2006

Ninovan Home Owners Association
Special Meeting
October 27, 2006

Minutes

Meeting called to order at 7:30 PM

Organizational meeting of newly elected board of directors.

Present: Dave Deahl, Mike Airola, Allen Lundeen, Lori Casey, Steve Lisula, Cyndi Campbell, Kim Airola, Mike Mass, Jim Herman

Guest Present: Teryl Lundeen, Keith Erchinger

Terms of board members:

Motion by Lori Casey to amend Article IV Section 1 of the bylaws to hold annual meeting on second Friday of October to coincide with just completed election. Second by Allan. All agreed.

Officer Appointment:

Motion by Kim for Lori Casey to be President, Second by Dave. Appointment accepted by Lori. Unanimous vote in favor.

Motion by Kim for Jim Herman to be Vice-President, Second by Dave. Appointment accepted by Jim. Unanimous vote in favor.

Motion by Mike M. for Steve Lisula to be Treasure, Second by Cyndi. Appointment accepted by Steve. Unanimous vote in favor.

Motion by Allan for Mike Mass to be Secretary, Second by Jim. Appointment accepted by Mike M. Unanimous vote in favor.

Motion by Steve Lisula to pull 4 names from hat for term of one year to begin stager of board members. Second by Cyndi. All agreed.

One year term: Lori Casey, Steve Lisula, Jim Herman, Kim Airola,

Two year term: Allan Lundeen, Mike Mass, Dave Deahl, Mike Airola, Cindy Cambell

Motion by Jim to establish Archetecual Committee with Dave Deahl as chair person, Members: Keith Erchinger, Jim Herman, Steve Lisula, Allan Lundeen. Second by Kim. All agreed. Committee purpose to review home plans and make recommendations to the board. Also to make recommendations for proposed amendments to the covenants. Committee to meet and formalize goals to present to board at the next meeting.

Treasures report presented by past treasure Kim Airola for 2006 (see attached).

Motion to accept treasures report as presented by Dave. Second by Mike Mass.

Agreed by all

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Motion by Dave Deahl for single signature requirement on bank drafts. Two signatures will be authorized. Second by Cindy. Agreed by all

Motion to pay Coldwell Banker \$425 for services rendered on association turnover by Kim, Second by Allan. All agreed.

Motion by Mike Mass to have Steve Lisula try some other arrangements for lights on entrance sign to provide for better lighting. Second by Kim. All agreed.

Motion by Jim to establish a Landscape and grounds keeping committee at the next board meeting. Second by Kim. All Agreed.

Items to be address as new business at next board meeting:

Landscape Committee members M:Jim, S:Dave
2007 Budget. M: Steve S: Dave
Social Committee: M: Jim S: Kim
Quarterly Community Beautification
Updated contact information

Agenda to be mail to all property owners by mail. Minutes of past meetings to be include after approval of minutes by board

Next Meeting: Friday December 1st at Village Hall 7:00 PM
Mike Mass to check on availability.