

Ninovan Home Owners Association
Regular Board Meeting
February 23, 2007

Minutes

Meeting held at Minooka Village Community Room. Called to order at 7:52PM

Board Members Present: Mike Mass, Allan Lundeen, Mike Airola, Dave Deahl, Jim Herman, Lori Casey

Absent: Steve Lisula, Kim Airola, Cyndi Campbell

Home Owners Present: Tim Manning, Janel Eaton, George & Arlene Plese, Tyrel Lundeen, Lee Ann Deahl, Mark & Yolanda Bczyk, Mike & Carm Noe.

Minutes of December 1, 2006 presented. Motion to accept minutes by: Jim Herman, Second by Allan Lundeen, All in favor.

Treasurers report was received prior to the meeting from Steve Lisula and presented at the meeting. (see attached). Dues have been received from six lot owners with a partial payment received from a seventh lot owner. Motion to accept the treasures report by Dave Deahl. Second by Jim Herman. All in favor.

Architectural Committee: Plans received from lot 49. The committee has the following comments: Recommend a brick/stone coarse below the dryvit. A grading plan is needed including elevations of the foundation. Home size meets the covenants. The home needs to be built at the 40 foot setback line. The owner/builder is requested to contact Dave Deahl to discuss and present updated plans.

Landscape Committee: Minutes of past committee meetings (attached) presented by Keith Erchinger to the board and reviewed.

Motion by Dave Deahl to have the committee prioritize request for the next meeting. No second.

Keith provide the following items as highest priority: 1) South shoreline of lake planting with wet mesic/emergant plantings – cost \$4,500. 2) Master landscape plan for berm designed in segments/quadrants – cost 15% of plantings overall cost not determined yet. 3 & 4 – Professional landscape plan for entrance island and access lot.

Motion by Mike Airola to concentrate on south shore for a cost not to exceed \$4,000. Second by Dave Deahl. All in favor.

Motion by Mike Mass to request that all vacant lots be graded and seeded a minimum of 18 feet from the street edge, preferably the entire lot. Vacant lots should be kept mowed at less than 4". Second by Jim Herman. All in favor.

Entrance way lighting tabled to the next meeting.

Social Committee: The social committee was formed. Comprised of Lori Casey, Lee Ann Deahl, Jim Herman, Yola Bdzyk, Nancy Herman. Motion by Mike Mass, Second by Dave Deahl. All in favor. Several ideas were discussed for future events.

Quarterly Community Beautification was tabled to the next meeting.

The spring fish order and pricing was discussed. A motion to stock the following: 40 Grass carp 8-11" at \$9.75 each, 50 Large Mouth Bass 5-8" at \$1.95 each. 100 Channel Catfish 8-10" at \$1.00 each. Total cost not to exceed \$600. The balance of the fish budget will be reserved for a possible fall stocking if needed. Motion by Mike Mass, Second by Dave Deahl. All in favor.

New home owners Tim Manning and Janel Eaton introduced.

The name and address update form should be sent out with the next mailing.

Next meeting set for April 27, 2007 at 7:30 PM at the Village Hall

Motion to adjourn by Allen Lundeen, Second by Mike Airola.