

Ninovan Home Owners Association
Regular Board Meeting
April 27, 2007

Minutes

Meeting held at Minooka Village Community Room. Called to order at 7:50 PM

Board Members Present: Mike Mass, Dave Deahl, Cyndi Campbell, Steve Lisula, Allan Lundeen, Jim Herman, Lori Casey

Absent: Kim Airola, Mike Airola,

Home Owners Present: Lee Ann Deahl, Pat & Kim Gleason, Nancy Herman, Margo Bachner.

Minutes of February 23, 2007 presented. Corrections made to date & spelling of Treasurer's Motion to accept minutes by: Dave Deahl, Second by Jim Herman, All in favor.

Treasurer's report: presented by Steve Lisula. Current balance is \$27,352.80, Dues have been received from 32 lot owners with a partial payment received from one additional lot owner.

Bills presented for payment : Insurance \$840, Mike Mass \$19.50, \$12.49 for postage & envelopes, Steve Lisula \$26.00 for P.O. Box, \$30 Env & Labels, Webster & Schelli \$1,012.50 for legal fees regarding turn-over. Total \$1,930.49

Motion to accept the treasurer's report and pay bills presented by Allen Lundeen. Second by Dave Deahl. All in favor.

Architectural Committee: No new plans have been received. Lot 49 has not contacted Dave Deahl regarding comments. The committee has reviewed the plans for lot 33 regarding the window changes and has Oked the changes.

Landscape Committee: The committee has contracted Allied Landscaping to develop plans for entrance, berm and access lot at a cost of \$300. Recommend a planting of small trees on berm. Request \$2,500 toward spring landscaping to be decided by the board via phone or special meeting. Motion to approve the \$2,800 request and plans of the landscape committee by Jim Herman, second by Cyndi Campbell, All in favor.

It was reported by Steve Lisula that the lights on the entrance sign have been repositioned for better lighting and that the new arrangement is the best that can be achieved with the current lights.

Social Committee: No Report

Quarterly Community Beautification: Motion to have a subdivision cleanup and beautification day on June 9th with a rain date of June 23rd, time TBD, RSVP by May

As accepted by HOA board 7/27/07

15th. \$300 budgeted towards food and drinks. Motion by Dave Deahl, Second by Allen Lundeen, All in favor. Keith Erchinger to send out invitations and handle RSVPs.

Mike Mass reported that 40 grass carp(8-11"), 50 large mouth bass(5-8") and 100 channel cat fish (8-10") were stocked in the lake on April 12th.

Sound wall: Jim Herman reported that he had received estimated prices from a sound wall builder of \$45/face foot for a steel panel sound absorption wall and \$30-\$35 for a poly-wall that would be a sound reflector. Based on these numbers he estimated a 1100 foot long wall 10 foot tall for 550 feet and tapering to nothing for the balance of the wall would cost approximately \$247,000. Type and placement of wall would need further investigation. Ideas were discussed regarding contacting IDOT and state representatives to gather further information.

Motion by Mike Mass to establish a sound wall committee head by Jim Herman to further investigate this. Second by Allen Lundeen. All In Favor.

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

Meeting Adjourned.