

Ninovan Home Owners Association
Regular Board Meeting
July 27, 2007

Minutes

Meeting held at Minooka Village Community Room. Called to order at 7:47 PM

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

Absent: Kim Airola, Mike Airola, Dave Deahl,

Home Owners Present: Gene and Cyndi Martin, Keith and Linda Erchinger, Pat and Kim Gleason, Dianne Gifford, Cheryl Delrose, Able Reos.

Minutes of April 27, 2007 presented and accepted. Motion by: Cyndi, Second by Steve – All in favor.

Treasurer's report: presented by Steve Lisula. Current balance is \$19,422.51, Dues have NOT been received from 11 lot owners.

Motion by Jim Herman to send letter to unpaid lot owners indicating that a 15% penalty will be assessed along with lien on property and loss of voting privileges per the HOA Bylaws. Second by Cyndi – All in favor.

Motion to accept the treasures report and pay bills presented by Mike M, Second by Allan - All in favor.

Architectural Committee: Preliminary plans were received from Gene and Cyndi Martin for proposed home on Lot 3. A cursory review by board members showed no objections. Final plans will need to be submitted before approval can be given.

Plans were discussed with Able Reos who is looking to break ground during the upcoming week. The board agreed to allow the Arch. Committee to discuss and finalize the plans with Able.

Landscape Committee: The committee reported on the planting activities of June 9th. 50 Red Twig Dogwoods, 50 Nine bark Diablow, 4 River Birch, and 12 Austrian Pines were planted on the berm. 1 River Birch, and 1 Cimmeron Ashed were planted on the access lot. More work is planned for the access lot including 3 large trees toward the front and several smaller trees & bush groupings through the lot. Specific tree varieties and timing will be based on availability of planting material in the fall. Approximately \$4,500 of the \$6,500 previously approved has been spent. The committee is looking into ideas to reshape the path along the berm which would allow for easier access by machines to do plantings along the berm and south shoreline. In addition to the plantings that have been completed approximately \$2500 is still desired for the access lot and maintenance equipment including a pump for watering and weed trimmer along with significant work that could be done more economically now than in later years

along the south shore line. The request was made for additional funds for fall planting and work. Clarification of the purpose of the \$750 in the budget for maintenance was requested.

Motion to approve an additional \$4,500 to be used by the landscape committee for fall plantings & work for a total of \$11,000 for the year by: Mike M. Second by: Jim. All in favor.

Motion to authorize the Landscape Committee to used the \$750 budgeted for maintenance for watering, mowing and maintenance equipment purchase by: Mike M. Second by: Jim H. All in favor.

Motion by Allan to recognize the landscape committee and workers for the hard work that they have put in and excellent job. Second by Mike M. All agree.

Social Committee: Nothing to report

Sound wall: No Report

New Business & General Discussion:

Pat Gleason made the board aware of plans for the Park at Ninovan which have been presented to the Village Board. A lengthy discussion of the tot-lot was held. Motion made by Allan L. to send a letter to the Village Board asking them to table any decision on the park until the HOA board can do further investigation. Second by: Cyndi, All in favor.

Dianne Gifford asked the board what was being done to enforce covenants in the subdivision. After discussion the board agreed to include a summary of the covenants with the next mailing and ask that all property owners review and correct any violations. The board will look into this in future meetings.

The board tabled a discussion of an agreement for lake weed management with the Ninovan Ski Club until a future meeting.

Meeting Adjourned.