

Ninovan Home Owners Association
Annual Meeting
October 12, 2007

Minutes

Meeting opened and called to order.

Board Members Present: Lori Casey, Mike Mass, Allen Lundeen, Mike Airola, Dave Deahl,, Jim Herman, Kim Airola, Cyndi Campbell.

Lot Owners Present: Lot 2 – Deahl, Lot 4 & 5 – Rogina, Lot 8 & 23– Airola, Lot 9 – Bzdyk, Lot 10 – Erchinger, Lot 13 – Mass, Lot 15 – Campbell, Lot 16 – Lisula, Lot 25 & 26 – Lundeen, Lot 29 – Herman, Lot 30 – Burke, Lot 31 – Casey, Lot 32, 39, 52 – Gleason, Lot 44 – Cooper/Moore, Lot 46 – Manning/Eaton, Lot 45, 47, 53, A, C – NLE LLC

Annual reports were presented oral from the Officers:

Treasurers report: was presented by Mike Mass from notes from Steve Lisula. Balance as of 10/12/07 – 13,239.18, General Summary: \$587.50 (Fish Stocking in Lake), \$846.00 (Insurance), \$1,012.50 (Legal Service/Turn over), \$264.75 (Taxes), \$10,343.62 (Landscape Projects), \$160.37(Postage/Office Supplies). \$4,153 (Lake Weed Control), \$249.38 (Social Committee), \$2,700 Remains uncollected from 9 lots for 2007 dues.

Reports were presented orally from the standing committees:

Architectural Committee(Dave Deahl): Working with building inspector regarding HOA approval prior to Building permit issuing. Would like direction from the board.

Landscape & Grounds Committee(Keith Erchinger): Several projects completed this year including: Plantings on berm, trees on access lot, leveling and reseeding of path, Wet Mesic plantings along south shoreline in conjunction with LLC's planting and work on east shoreline. A considerable amount of work was able to be accomplished as a result of the efforts of the volunteers, availability of free dirt, and machinery from Mike Mass and D.E. Thompson Excavating Co. (Mike Mass) reported that the berm on the east end of the lake was raised as a result of the spoil material generated from the Mondamin St. utility upgrade project being done by the village. The berm and lot at the east end of the lake has been graded and re-seeded.

Social Committee: Events this year included a Texas Hold-em Night(Deahl), Subdivision clean up and work day (HOA), and upcoming Halloween Party scheduled October 27th on Slalom Ct.(Gleason).

Open Forum: Kirstan Lisula spoke regarding Real Estate Taxes and sound wall. Linda Erchinger spoke regarding a neighborhood watch program.

Nominations for board position received from Pat Gleason and Teryl Lundeen prior to board meeting. Nomination accepted from the floor from Lori Casey and Jim Herman. All four candidates accepted to the board by all lot owners present.

Motion made by M.Mass to request from the Village that building permits not be issued until home plans are approved by the Arch. Committee. Second by Allan. All in-favor.

Motion by Allan to pay bills \$22.34 (Lisula-Flash drive for Treasures data), \$33.50 (Mass-Postage), \$292.50 (GCSWCD-30 Fall Grass Carp Stocking) Second by: Kim, All in-favor.

The board set an organizational meeting for October 19th at the Lundeens home at 7:30 PM

Meeting adjourned by Motion from Jim, Second by Kim.