

Ninovan Home Owners Association
Regular Board Meeting
December 07, 2007

Minutes

Meeting held at Minooka Village Community Room.

Board Members Present: Pat Gleason, Mike Mass, Jim Herman, Dave Deahl, Cyndi Campbell, Allan Lundeen (Proxy), Teryl Lundeen (Proxy)

Absent: Mike Airola, Lori Casey

Home Owners Present: Gene Martin, Keith Erchinger, Woody Campbell, Tim Manning, Janel Eaton, Jackie Mass.

General Proxy from Allan Lundeen and Teryl Lundeen.

Minutes: The results of the boards organizational meeting were reported as: President: Pat Gleason, Vice-Pres: Jim Herman, Treasurer: Teryl Lundeen, Secretary: Mike Mass

Treasurers Report: Payment for: Grass Carp(Mass)-\$285.00, Postage(Mass)-\$41.00, File Backup Device(Lisula)-\$23.34, Tim Wallace-Trees(Herman)-\$878.42, Sprinkle Green(Herman)-\$420.00. Balance per teller statement - \$11,641.52 A report on the results of the transfer of the books from Steve Lisula to Teryl Lundeen was not available.

No Report on the Status of Dues.

Committee Reports:

Neighborhood watch: The first meeting was held on 11/28/07 with Jay Mau of the Minooka Police department. Jay also offers a security review to the home owners. Next meeting will establish block captains. After second meet signs will be available to be posted in our neighborhood. Next meeting set for January 23, 2008 7:00 PM at the Erchinger's. Pat to confirm with Jay.

Arch. Committee; Nothing to report.

Landscape and Grounds: Keith Erchinger would like to know what the 2008 budget will be.

Social Committee: Nothing to Report

Lake Usage Guidelines: The request from the Ninovan Ski Club to send out the lake usage guidelines was reviewed. Concern was raise over the crossing of responsibilities associated with the guidelines. Motion made by Jim Herman to send out from the HOA. No second was received. Motion made by Dave Deahl to provide the ski club a list of

Home Owners addresses to facilitate the Ski Club sending the guidelines. Second by Cyndi, All in favor.

Covenant Enforcement: Dave Deahl presented information regarding the overlap of the village ordinances and HOA covenants. The village ordinance book is currently being reworked and should be available soon on CD. He suggested that this be tabled until more information is available from the CD. All agreed. It was also agreed that future agendas will combine grass mowing and covenant enforcement into a single topic.

A budget was presented for 2008 showing what the deficit would be if the dues were kept at \$300 versus a balanced budget by raising dues to \$400. Motion was made by Jim Herman to set dues at \$400 with a two payment option. Dues to be due in two payments March 1st and July 1st. Second by Cyndi. All in favor. The 2008 budget is attached.

Meeting Adjourned by Motion from Jim Herman, Second by Dave Deahl

Next meeting set for February 15th, 2008 at 7:30PM at the Village Hall.
Mike to confirm with village.