

Ninovan Home Owners Association
Regular Board Meeting
April 04, 2008

Minutes

Meeting held at Minooka Village Community Room.

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

Absent: Mike Airola, Lori Casey

Home Owners Present: Sue Cooper, Butch Moore, Diane Gifford, Lee Ann Deahl, Janel Eaton, Tim Manning, Jackie Mass, Kim Gleason, Arlene Plese, John & Michelle Ginley, Keith Erchinger, Mike Delrose, Margo Bachner.

Motion by Jim, Second by Dave to modify the agenda to include a report regarding the Neighborhood watch program. All in favor.

The minutes of the meeting of December 7, 2007 were accepted by the board.

Treasurers Report: The balance as of 4/4/08 is 21,677.41, 37 lots have paid their dues 10 of which have paid in full. 11,000 remains to be collected for 2008. Payments were presented in the amounts of \$86.33 (M.Mass) for postage & supplies and payment to the Secretary of State for the annual report (\$50). \$22.58 (T.Lundeen) for receipt book and P.O. Box rental (\$20). A suggestion was made to set a limit as to the amount that can be paid out as cash verse cashiers check. The current bank account is a savings account.

Motion by Dave, Second by Jim to open a checking account with some of the money held by the association. All in favor.

Motion by Dave, Second by Cindy to accept the treasures report as presented. All in favor.

A draft of a letter regarding un-paid dues was presented to the board. The board suggested that the letter be sent to all property owners who have an un-paid balance including wording regarding a lien being place if dues are not paid.

Architectural Committee: Nothing to report

Landscape Committee: A proposed 2008 street scape idea was prepared prior to the meeting. An informal meeting was held by the landscape committee prior to the board meeting. The general response was positive towards doing something to grade and grass the ditch line at the street. Concerns were raised regarding specific tree varieties and the quantities that would need to be planted both at the street and on the berm. The number one interest for tree plantings was screening plants at the top of the berm

primarily at the rest area. Only two people expressed an interest in helping with the plantings at the informal meeting.

Motion by Jim, Second by Dave to split the \$11,000 budget approximately in half to address the screening at the rest area and street scape program. The specifics regarding tree species/size/etc to be worked out by the landscape program. Response by vacant lot owners may affect the overall budget. All were in favor.

Social Committee: Ideas were discussed. Lori Casey will work on neighborhood summer kick off (neighborhood cleanup needed)

Neighborhood Watch: Jay Mau reported on progress and activities at the police department. New police chief in encouraging patrol officers to make community contacts. He is also very interested in special Olympics. He encourages citizens to stop patrol officers and get to know them. The Village is having several Citizens Police Academy training sessions. August 5 will be the village wide Night-Out Night. Three signs indicating that we are a Neighborhood watch community will be available to the subdivision. The HOA will need to decide where to place them.

Things to be aware of: Lock doors and cars, Close garage doors. Install outside house lighting, keep house doors and windows visible. Don't let landscaping block views. The HOA presented there concern regarding trucks turning around in the entrance causing damage to our streets and property.

The playground plans are being worked on. Ideas should be back to the board soon.

The board held a general discussion on covenant enforcement in the subdivision. Motion by Lori, Second by Jim to send a courtesy letter to all home owners asking that they review the covenants and make necessary corrections prior to our next meeting. Include the section of the covenants with the letter and list top 5 violations. All in favor

Motion by Lori, Second by Jim to amend the bylaws to allow 72 hours to correct violations after the board sends a certified letter to the property owner. After 72 hours a fine of \$75 will be levied with an additional \$10 / day after 72 hours. If not corrected in 30 days legal action would be taken. All in favor.

A presentation was made by Pat Gleason regarding a gazebo on the access lot. The board took no action on the presentation but asked several people that were interested to report back to the board at the next meeting with more specific information regarding cost, volunteers, and financial interest.

Meeting Adjourned by Motion from Mike Mass, Second by Teryl Lundeen

Next meeting set for June 6th, 2008 at 7:30PM at the Village Hall.