

Ninovan Home Owners Association
Regular Board Meeting
January 9, 2009

Minutes

Meeting held at Minooka Village Community Room.

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

Absent: Lori Casey, Jim Herman, Margo Bachner

Home Owners Present: Dianne & Kurt Gifford, Lee Ann Deahl.

Consent Agenda:

- a) Minutes of the November 7th Annual board meeting.
- b) Acceptance of policy to review minutes via e-mail after each meeting and publish to homeowners prior to the next meeting.
- c) Appointment of office positions: Pres: Pat Gleason, Vice-Pres: Keith Erchinger, Jim Herman, Treasure: Teryl Lundeen, Sec: Mike Mass
- d) Appointment of committee chair positions:
 - Landscape: Keith Erchinger.
 - Architectural: Allan Lundeen, Dave Deahl.

Motion to approve all consent items by Allan, Second by Teryl.

In-Favor: All Opposed: None

Treasurers Report: One check has been written for late fee to insurance company for \$15.00 checking account balance is: \$6,581.73 Savings: \$1,843.53

Motion to Accept treasurers report by Allan, Second by Cyndi

In-Favor: All Opposed: None

Motion by Teryl to have an executive session to discuss un-paid dues, Second by Cyndi

In-Favor: All Opposed: None

Teryl suggested that dues for 2009 be collected as single payment as problems were had collecting second payment from several homeowners.

Committee Reports

Architectural Committee: Nothing to report.

Landscape and Grounds: Nothing to report.

Social Committee: Nothing to report.

Old Business

Neighborhood watch: Pat reported that he had talked with the officer who asked if there was someone interested in periodic reports on police activity in the subdivision. Dave volunteered to call the officer prior to board meetings and report at the meetings.

Covenant Enforcement: Motion by Keith to generate a form letter to be sent via certified mail informing the homeowner that the violation must be corrected within 10 days or the matter will be turned over to an attorney and that any cost associated with enforcement of the covenant will be the responsibility of the homeowner. Reference and provide specific sections of the covenants and bylaws. Second by Dave

In-Favor: All Opposed: None

The board will meet in executive session to discuss specific violations.

New Business:

Budget & Dues: Mike presented an updated dues spreadsheet showing 2007 budget & actual, 2008 budget & actual and a proposed budget for 2009.

Motion by Keith to have dues paid in a single payment. Second by Dave

In-Favor: All Opposed: None

Motion by Mike to set dues for 2009 at 400 per lot, Second by Keith

In-Favor: All Opposed: None

Motion by Mike to adopt budget as presented, Second by Keith.

In-Favor: All Opposed: None

Bills: No bills were presented at this time.

Next meeting set for March 20th, 2009 at 7:30PM at the Village Hall.

Motion to adjourn to executive session by Allan, Second by Keith.

Executive Session held after the regular meeting.

A list of un-paid dues was presented for review by the board. Motion by Dave to send certified letters and turn over unpaid dues for 2007 and prior to an attorney. 2008 dues that are completely un-paid will also receive the certified letter. 2008 dues that are half paid will get a gentle reminder at this time. Second by Keith

In-Favor: All Opposed: None

Specific covenant violations will be sent the certified letter discussed earlier.

In-Favor: All Opposed: None

The form letters will be drafted for review and comment by the board members and sent with the packet for review from this meeting.