

Ninovan Home Owners Association
Regular Board Meeting
March 20, 2009

Minutes

Meeting held at Minooka Village Community Room.

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

Absent: Lori Casey, Jim Herman, Cyndi Campbell,

Home Owners Present: Gerry Bachner, Buch Cooper, Lee Ann Deahl, Mark Bdzyk, Janel Eaton, Jackie Mass

Consent Agenda:

a) Minutes of the January 9, 2009 board meeting.

Motion to accept the minutes of the January 9th meeting by Keith, Second by Allan.

In-Favor: All Opposed: None

Dave Deahl motioned that we skip ahead to the Neighborhood watch report from officer Denis Tatgenhorse of the Minooka Police department. The board agreed.

Denis presented the board with a update on the status of the neighborhood watch program and presented everyone present with various reading material regarding ongoing activities with the Minooka Police Department. The include:

- Signs have been posted in the neighborhood. More to be posted near the rest area.
- Neighbors should report suspicious activities to the police.
- Block captain handbook was distributed.
- Looking for block captains.
- Engraving kits are available from the Minooka Police.
- The Police department can bring information to be part of activities in the neighborhood such as block parties.
- Keep cars locked, there have been problems with items being taken from unlocked cars through-out the village.
- E-News is available from the Village. Sign up at www.minooka.com
- They are looking for people to be involved in the Citizens Police Academy. It is a 11 week program
- The "Minooka Night Out" will be in August.

Treasurers Report: There has been no activity in the accounts since the last meeting. Current balances with interest are: 6,592.65 in savings, 1,846.86 in check.

Bills presented for payment include: \$1,200 to Diane Gifford for tree watering, \$56.57 to Mike Mass for Postage & Envelops, \$106.75 to Jim Herman for flowers for Woody Campbell. \$57.04 to Jim Herman for Tree Fertilizer stakes for the Berm and Parkway Trees.

Motion to Accept treasurers report by Mike, Second by Allan
In-Favor: All Opposed: None

Committee Reports

Architectural Committee: Nothing to report.

Landscape and Grounds:

Keith presented ideas for a fall seeding of the access lot and minimal plantings this year with a larger project in 2010. Focus in 2009 on maintenance of what we have.

Social Committee: Nothing to report.

Covenant Enforcement: A letter was received from Mike & Carm Noe requesting that the board delay further action regarding the commercial vehicle. The Noe's indicated that the situation will be taken care of in the next few weeks.

Dave made a motion to delay action and any fees until after the date indicated in the letter. Second by Margo In-Favor: All Opposed: None

The board will discuss other violations in executive session.

New Business:

2009 Projects:

A general discussion was had regarding the access lot and plans for it. Ideas to enlarge the beach area to allow a beach volleyball court were discussed. Ideas to move this project forward in the spring so that it was available for use this summer were discussed. The financial commitment for 2009 was discussed.

Dave made a motion to commit the \$6,500 of resources budgeted for projects and the access lot this year to the spring work on the access lot subject to the boards approval of the plans. Second by Allan. In-favor: All Opposed: None

Keith will get some prices and put together some ideas and e-mail the ideas to the board for discussion and approval.

Legal Counsel: A proposal was received from Michael Webster regarding legal counsel and cost for sending letters and filing liens for unpaid dues and covenant

violations. Allan made the motion to retain Michael Webster as legal counsel for the association, Dave second the motion. In-favor: All, Opposed: None.

Vacant Lots:

Mike reported that some of the vacant lot owners had asked if the association would be interested in providing a mowing services on the vacant lots at an additional fee. The board discussed the idea and thought that the association should focus on the task that they have.

The amendment regarding the maintenance of vacant lots presented with the 2008 street scape program was discussed. The board felt that they would like to move forward with the amendment. Mike will send the wording out to the board for further discussion and approval prior to sending out to the home owners for ratification.

Path

The idea of continuing the path past the rest area was discussed. Pat Gleason indicated he would give permission for homeowners to walk besides his house from the extended path to the street.

A motion was made by Keith to trim around the trees on the berm at the rest area and trim some of the weeds between the current path and the trees so that the area was walkable. The motion was second by Margo.

Mike and Dave raised concerns that the path would open access from the rest area to the subdivision. They felt that the continuation of the path would jeopardize the security of the subdivision and was in conflict with the objectives of the Neighborhood Watch program.

In-favor: Margo, Keith, Allan, Pat Opposed: Mike, Dave, Teryl.

Bills: A motion to pay the bills presented in the treasures report was made by Mike Second by Allan, In-Favor: All Opposed: None.

Next meeting set for May 1st, 2009 at 7:30PM at the Village Hall.

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

Executive Session held after the regular meeting.

Un-paid dues were discussed. The board will continue moving forward with collection as discussed during previous meetings.