

Ninovan Home Owners Association  
Regular Board Meeting  
May 01, 2009

Minutes

Meeting held at Minooka Village Community Room.

**Board Members Present:** Pat Gleason, Mike Mass, Keith Erchinger, Dave Deahl, Margo Bachner, Jim Herman, Lori Casey, Cyndi Campbell

**Absent:** Allan Lundeen, Teryl Lundeen

**Home Owners Present:** Lee Ann Deahl, Butch Cooper, Tim Manning, Janel Eaton, Gene Martin

Motion by Mike M. to accept revised agenda presented at meeting. Second: Cyndi, All in favor.

**Consent Agenda:**

a) Minutes of the March 20, 2009 board meeting.

Motion to accept the minutes of the March 20<sup>th</sup> meeting by Jim, Second by Keith.

In-Favor: All Opposed: None

**Treasurers Report:** Presented by Mike from report given by Teryl by phone prior to meeting. Current balances with interest are: \$13,621.41 in checking, \$1,849.08 in savings. 2009 dues received from 18 property owners. 3 additional checks for dues received at the meeting are not included in the balances. One check was written to Nationwide Insurance in the amount of \$824 for Liability Insurance. Motion by Jim to accept report, Second by Margo, In-Favor: All Opposed: None

10 certified letters were sent out to property owners who have dues outstanding from 2008 and prior. Reminders sent with last minutes regarding 2009 dues (Green tag) 8 half dues still are outstanding from 2008 were sent reminder with dues (Pink Card Stock)

Motion by Jim to proceed with legal action on the 10 cases that have been sent certified letters if not paid within 30 days of the date of notice. Second by Keith. In-Favor: All Opposed: None

Bills presented for payment include: \$89.88 to Mike Mass for postage and certified letters.

Committee Reports

**Architectural Committee:** Nothing to report.

**Landscape and Grounds:**

A general discussion was lead by Keith regarding cost and ideas for the access lot. A proposal from King Cut was presented to kill existing grass and weeds and prep the lot at a cost of \$1600. Options for sod at \$3000, or seed at \$500. King Cut would be willing to prep only if the association wanted to do some of the work. Watering and correct time of the year was discussed. Ideas for a larger sand beach area, Volley Ball area and additional sand at the beach were discussed.

Jim has received additional trees from IDOT. 100 White Pine and 100 American Plum seedlings. The association will need to make arrangements to have them planted. (\$150 from Sprinkle Green)

Some of the IDOT owned fence at the rest area has been repaired, but a section is still needing to be done that is in the tree area.

Cost to trim around the trees (\$500) and weed kill (\$200) were presented.

The path has been fertilized by Mike once. \$47 for fertilizer. He would like to fertilize once more prior to summer and possibly two more time in the fall as needed. He will provide mowing the path.

Motion by Mike, Second by Jim for \$200 budget to plant trees.

Motion by Keith, Second by Jim to prep & sod access lot for \$4600

Motion by Jim, Second by Margo to add 1 truckload of sand not to exceed \$300 on existing beach. Mike to set up delivery.

Motion by Keith, Second by Jim to budget \$700 for trim and weed kill around trees on berm.

Motion by Mike, Second by Jim to have landscaper take care of entrance and add mulch not to exceed \$400

Motion by Jim, Second by Keith to Spike fertilize trees. Budget \$70

Motion by Keith, Second by Jim to fertilize the path yearly budget \$200

Motion by Jim, Second by Keith to pay Mike Mass \$100 for his cost to mowing the path and entrance areas for the year. Opposed by Margo.

The above motions were approved by all, opposed as noted.

### **Social Committee:**

The board is looking for people to coordinate some social events in the neighborhood. Contact Lori Casey if you are willing to help of have any ideas.

**Covenant Enforcement:** Previously discussed violations have been corrected. There are no actions anticipated at this time.

New Business:

**Vacant Lots:**

Mike presented the board with a covenant amendment letter to be sent to all property owners. Motion to recommend the amendment and send the letter as presented by Lori, Second by Mike. In-Favor: All Opposed: None

**Mark Hall Property (Big Barn):** Mark owns the 5 acre parcel at the northwest corner of the subdivision behind the park. Mark talked with several of the board members before the meeting but was unable to stay for the discussion. Mark is considering annexing the property to the Village of Minooka. The idea is to create a buildable lot where the current big barn is located. The proposed lot would have frontage on Ninovan Lane. Some of the current park area (unusable north east corner) would be become part of the lot in exchange for property behind the area where the play ground equipment is becoming part of the park. The new lot would follow the requirements and covenants of the subdivision and become part of the subdivision.

The board would like additional information in writing from Mark before making any decisions or recommendations. The board would like input from any Ninovan property owner with ideas, questions or suggestions to assist in the decision making process.

**Bills:** A motion to pay the bills presented in the treasures report and budgeted by Jim Second by Lori, In-Favor: All Opposed: None.

**Path:**

A discussion regarding the path extension as presented at the March meeting was held.

A motion by Keith, second by Margo to clarify that the path does not extend around the lake. Walkers should be sensitive the property owners at the west end of the lake. This is private property. **THE PATH ENDS AT THE WEST END OF THE LAKE.**

In-favor: All Opposed: None.

**General Discussion**

Lori initiated a discussion regarding the cost sharing of lake maintenance items between the HOA and the ski club. In the past the HOA has paid for the cost of material to control weeds and algae. The Ski club has paid the cost for the labor. The Ski Club pays the cost to supplement and control lake levels with the well. In 2008 the cost to replacing the well pump was split 50/50. The HOA has provided supplemental stocking of fish including, bass, catfish and grass carp as needed. No motion or actions were taken to make any changes to the current practices.

**Next meeting set for September 11<sup>th</sup>, 2009 at 7:30PM at the Village Hall.**

Motion to adjourn by everyone!!