

Ninovan Home Owners Association  
Regular Board Meeting  
April 30, 2010

Minutes - Meeting held at Minooka Village Community Room at 7:30 PM.

**Board Members Present:**, Lori Casey, Jim Herman, Dave Deahl, Keith Erchinger, Tim Manning, Mike Mass, Allan Lundeen, Teryl Lundeen, Margo Bachner

**Absent:** Cyndi Campbell,

**Home Owners Present:** Lee Ann Deahl, Sue Cooper, Butch Moore, Pat & Kim Gleason, Jennel Eaton

**Consent Agenda:**

- a) Minutes of the March 26, 2010 Regular board meeting.  
Motion to accept the minutes by Mike, Second by Tim. All In-Favor
- b) The weed around the trees on the berm were cut during the dry weather by Landmark Landscaping. Several quotes were received. Landmark was low bid and appeared to have the best method and philosophy about promoting growth of the evergreens and development of landscape screen. Item was discussed by e-mail prior to meeting with 100% approval. Motion to confirm e-mail approval by Mike, Second by Jim. In-Favor: All Opposed: None

**Treasurers Report:** No checks or deposits since last meeting.

**Membership:** No Report.

**Architectural Committee:** No new request.

**Landscape Committee:** (see new business)

**Social Committee:** Neighborhood cleanup and Bean Bag Tournament scheduled for May 22<sup>nd</sup>. Cleanup begins at 12:00, Tournament at Deahl's starting at 2:00 PM, Pot Luck, Details to follow. Rain date: June 19<sup>th</sup>.

**Neighborhood Watch:** Signs are missing at the Rest Area. Dave will contact the police to see about getting replaced. Pat Gleason reported that someone had walked over from the rest area looking for fuel.

**Covenant Amendment – Vacant Lots:** There has not been sufficient responses to complete this. Motion by Mike to table any action on this item until a future meeting. Second by Tim. All in-favor

## **New Business:**

### **2010 Landscape project and Maintenance:**

Keith has obtained bids for the following project and proposed the following after discussion with the board:

Access lot lawn, mowing, fertilizing, weed control(Lawn & beds) \$688/year – Mike Mass  
Path and Entrance grass areas, Mow & Fertilize only \$363/year – Mike Mass  
Additional mowing to keep rest area berm mowed \$300 each mowing as needed, three additional mowings budgeted – Landmark Landscaping  
mowing to keep weeds trimmed around trees/bushes on berm. \$300 each mowing as needed, three additional mowings budgeted – Landmark Landscaping  
Mulch for entrance and trees at rest area. \$400 budgeted. Keith with check with Landmark Landscaping to see if they can provide this service.

Motion to accept recommend contractors and budgets by: Keith, Second by: Tim  
All in-favor.

### **2010 Budget**

The budget worksheet was adjusted to reallocate the landscape maintenance/project budget as \$3500 for maintenance and \$2500 for projects. The \$600 approved for the initial mowing of the rest area berm will be allocated towards projects. The remaining item with a total budget of \$3251 will be considered maintenance. Motion to approve the budges by Mike, Second by Tim All In-favor.

**Dock:** Sue Cooper presented the board with information regarding a swim platform and/or dock which could be installed at the access lot. Cost are approximately \$1400 for swim platform, \$2000 for dock. Concerns were raised regarding additional insurance cost, liability and impact and approval of the Ski Club. Keith motioned that the item be tabled until more information can be obtained. Second by Tim, All in-favor. The Ski Club will be meeting in June. Sue will contact the HOA insurance agent regarding the HOA insurance policy.

**Bills:** Insurance for 2010 at \$775. Postage/Envelopes & supplies \$55.62. Bills from landscape projects and maintenance. Motion to pay bills by Jim, Second Tim, All In Favor

**General Discussion and Info:** No additional discussion

### **2010 Meeting Schedule: (7:30 PM at the Village Hall)**

September 17<sup>th</sup> – General Meeting

October 15<sup>th</sup> – Annual Meeting.

Motion to adjourn by Tim, Second Lori Approved: everyone!!