

Location: Antioch Township Assessor's Office, 1625 Deep Lake Rd, Lake Villa, IL 60046

NeuHaven Home Owners Association (HOA) meeting

I. Call to Order

7:00 PM by Will Martino, President

II. Roll Call

Present:

Will Martino, President
Danny Delgado, Treasurer
Kirk Hitschel, Secretary

Absent:

none

Representing Vanguard Community Management was Jennifer Falasz.
There were about 25 homeowners present.

III. Approval of Previous Minutes

A motion was made by President Martino to approve the May 28 2008 Meeting Minutes. Was seconded by Treasurer Delgado. The motion was carried unanimously.

IV. Treasurer's Report

Presented by Treasurer Delgado. Largest expense is payment to Master Association. An increase in delinquencies was due to a list of homes added which are owned by a bank(s) but have not been sold.

V. Old Business

n/a

VI. New Business (floor opened to home owners)

- a. Pool standards: what is involved with changing the rules or Declarations regarding pools? 6 feet diameter and smaller allowed.
- b. Which rules are enforced and which are not? Why are they not enforced consistently? President Martino explained that the Board does not police the neighborhood, but rather that home owners are expected to file violation complaints. President Martino said the Board cannot disclose specific information about violations. Manager Falasz said the Board cannot disclose the money outstanding for fines. Treasurer Delgado explained the difference between billing violations and collecting on violations, and where in the financial report to find the numbers. It was explained that changes to the Declarations requires a home owner vote, while changes to the Rules and Regulations requires a vote by the Board. The Board agreed they would develop a process to disclose information to home owners regarding violations.
- c. Committee reports: n/a
- d. Rental rules changes, does it require CCR or Rules changes? The Board is investigating options.
- e. Snow shoveling, what are Association rules?

VII. Next Board Meeting

To be end of November 2008.

X. Adjournment

A motion was made by President Martino to adjourn the May 28, 2008 HOA Board Meeting at 7:55 PM. Seconded by Treasurer Delgado. Motion carried unanimously.

Minutes approved by: Secretary Hitschel November 20, 2008
This document is subject to correction as noted on next meeting's minutes.