

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

*NeuHaven Master Association meeting*

**I. Call to Order**

8:00 PM by President Martino

**II. Roll Call**

*Present:*

Will Martino, President

Danny Delgado, Treasurer

Kirk Hitschel, Secretary

Esther Stonis, Town home representative

Joe Dorjath, Town home representative

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

**IV. Treasurer's Report**

Presented by Treasurer Delgado. Landscaping and Pond Maintenance are the largest expenses.

**V. Old Business**

Property not granted to Association (property to be maintained by the village according to the PUD). The Board is prioritizing what maintenance should be completed to common areas and areas to be deeded to the village (Mary's Park, Sprenger Park, open spaces). Village has said they only intend to cut grass, not maintain plantings, installations (fences, gazebos, etc.). Board is restructuring request for proposals to include tasks which are currently being dealt with separate proposals. The goal is to have more inclusive proposals and a cost savings by having a single vendor completing all the work. The reason for the Board's perceived hands-off approach to maintaining undeveloped lots is that there is no entity to reimburse the Association, so the money would be a loss. Pond maintenance is a future issue for the Association will most likely have to consider undertaking, since the village has stated they do not maintain bodies of water. Will has posted a priority list from the village on the Google site. The village has not placed Sprenger park development on the "A" priority list. Will has made many efforts to be involved with the village regarding the priority list, but the village has denied the attempts. The Association will not replace trees or other major repairs to landscaping until the village finalizes the priority lists, communicates the lists to the Association, and completes the work. The Association does not want to pay for repairs that will be covered by the surety bonds. Will has made several requests for any completion plan of Sprenger Park, no response. The issue of violations was raised: reporting, enforcing, disclosing.

**VI. New Business**

- a. Present documentation stating what the Association can legally disclose about home owner violations. [This topic is to be moved to the HOA meeting agenda.]
- b. Village will be invited to next meeting

- c. Does the Vanguard Management contract detail that the same manager be assigned to NeuHaven?

**VII. Questions from the Floor**  
Dealt with in "Old Business"

**VIII. Next Board Meeting**  
To be end of November 2008.

**X. Adjournment**  
*A motion was made by President Martino to adjourn the May 28, 2008 Master Board Meeting at 9:13 PM. Seconded by Treasurer Delgado. Motion carried unanimously.*

Minutes approved by: Kirk Hitschel November 20, 2008

*This document is subject to correction as noted on next meeting's minutes.*