

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

NeuHaven Master Association Board of Directors Meeting

I. Call to Order

about 8:00 PM by President Martino

II. Roll Call

<i>Present:</i>	<i>Absent:</i>
Will Martino, President	None
Kirk Hitschel, Secretary	
Danny Delgado, Treasurer	
Esther Stonis, Town home representative (THR)	
Joe Dorjath, THR	

Representing Vanguard Community Management was Jennifer Falasz.

III. Open Floor (non-association matters)

- When will Sprenger Park be dedicated? Not sure. When will construction be completed? Not known, must be completed by May 2013.

IV. Approval of Previous Minutes

A motion was made by Pres. Martino to approve the September 2011 Meeting Minutes. Motion seconded by Sec. Hitschel. The motion was carried unanimously.

V. Financial Report - handout

VI. Old Business

- none

VII. New Business

- 2013 Budget (mailed to homeowners): very similar to 2012, no change in dues. Questions: Can account descriptions be changed?
- Insurance: seems high, Pres. Martino would like to see more bids. Jennifer said the Board can discuss with Vanguard before next bids are requested. Is the association's coverage right-sized?
- Motion to approve 2013 Budget made by Pres. Martino, seconded by Treas. Delgado, motion passed unanimously.
- Motion made to accept pond contract (for 2013 only, with right to cancel), seconded by Sec. Hitschel, passed unanimously.
- Motion to accept landscaping (two year contract, weeding and fertilizing not included, separate contract Section 2 added to maintain Mary's and Sprenger Parks) contract made by Treas. Delgado, seconded by Pres. Martino. Voted "Yes" by THR Dorjath and Estonis, voted "No" by Sec. Hitschel.
- Motion to accept landscaping section 2 (landscape maintenance of Mary's and Sprenger [public] parks) made by Treas. Delgado, seconded by Pres. Martino. Voted "Yes" by THR Dorjath and Estonis, voted "No" by Sec. Hitschel.
 - Passing Section two comes close to maximum of budget
 - Mulch will be replaced every two years
 - Pres. Martino agreed to obtain contract with the Village prior to assigning landscape contract

(continued)

- Motion to accept landscape enhancement proposal (\$10,000 plantings by sidewalk to Sprenger Park – work is pending written approval by the Village) by Pres. Martino, seconded by Sec. Hitschel. Voted “Yes” by THR Dorjath and Estonis, Treas. Delgado abstained.

VIII. Adjournment

A motion was made by Pres. Martino to adjourn the Meeting at 9:40 PM. Seconded by Sec. Hitschel and approved by TH Rep. Stonis. Motion carried.

Minutes approved by: x_____

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