

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: 8:00 PM

II. Roll Call

Present:

Will Martino, President
Kirk Hitschel, Secretary
Danny Delgado, Treasurer
Joe Dorjath, THR

Absent:

Esther Stonis, Town home representative (THR)

Representing Vanguard Community Management was Charissa Ziobro.

III. Open Floor (non-association matters)

IV. Approval of Previous Minutes

A motion was made by Treas. Delgado to approve the May 2013 Meeting Minutes. Motion seconded by Pres. Martino. The motion was carried unanimously.

V. Old Business

- Landscape improvements: Completed by Mitch's Green Thumb for \$7,546. Motion to accept payment of contract was made by Pres. Martino, seconded by Treas. Delgado. Motion was passed unanimously.
- New fountain: insurance claim for stolen fountain was \$6,264.78. The fountain replacement proposal is \$7,246.78. The proposal does not include braided stainless cable., Charissa will get updated quotes.

VI. New Business

- Budget 2014: landscape enhancements allocation will be line itemed. Also include the 2013 budget figures.
- Motion made by Pres. Martino to approve TrueGreen \$450 for treatment to Spenger park ball field and \$4,892 for association's common areas. Motion seconded by Treas. Delgado, Joe D. voted yes, Sec. Hitschel voted no, Ester S. was absent – the motion was passed.
- Management company contract/proposals: Vanguard Master assoc. \$14,676 and HOA \$9,600 – total \$24,276. ACM Master assoc. \$4,740 and HOA \$21,180 – total \$25,920
 - Reporting / data from Vanguard—Pres. Martino would like some more summarized reports which help build quicker insights into delinquencies
 - Who owns the association data if we change firms? Charissa said everything will be turned over.
 - The Board requested Charissa to deliver a complete proposal including reporting, services, fee structure
- Next Board meeting was scheduled for Dec. 4 or Dec. 11

VII. Adjournment: 9:34 PM

Minutes approved by: _____

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