

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

### *NeuHaven HOA Board of Directors Meeting*

**I. Call to Order**  
about 7:00 PM

**II. Roll Call**

*Present:*

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

*Absent:*

Representing ACM was Lucia Matlock.

**III. Agenda:** Motion to approve agenda made by Pres. Martino, seconded by Sec. Hitschel. Motion passed unanimously.

**IV. Approval of Previous Minutes:** Motion to approve previous minutes made by Pres. Martino, seconded by Sec. Hitschel. Motion passed unanimously.

**V. Treasurer's Report:** Treas. Delgado read page 10 of the Manager's Report (attached)

**VI. Financials/Budget:** See attached. The bad debt amount needs attention as it seems it should be lower. Once the village installs the swings, we will pay the \$6,000 we pledged for the park upgrades.

**VII. Homeowner Forum**

**VIII. Old Business**

- Fence Standards: Sec. Hitschel has drafted a document and will have the Board review, then ARC review. It should be ready to ratify at the next meeting.
- Mary's Park Fence: the village refuses to repair the heaved sections. The HOA has funds to repair and needs proposals for repair costs. One estimate received by Pres. Martino was \$4,200 for the park (35 posts) and \$5,400 for homes (45 posts) to reset posts in dug holes then repair fence sections. A motion was made by Pres. Martino to approve repair of fence in the park for \$5,000, seconded by Treas. Delgado. Vote was 2 yes and 1 no (Sec. Hitschel). The motion was passed. A motion was made by Pres. Martino for the HOA to pay up to \$3,500 with a 50% contribution of adjacent property owners with 100% buy-in of all homeowners with payment received prior to work being initiated on their lots. The motion was seconded by Treas. Delgado. Vote was 2 yes and 1 no (Sec. Hitschel).

**IX. New Business**

- Rental Policy: Policy states that lease copies and riders must be filed with the association. A motion to ratify the policy was made by Treas. Delgado, seconded by Pres. Martino, the motion passed unanimously. Copy attached.
- Balance Statements: statements are being sent automatically because account is delinquent. The Board will monitor the situation.
- Fine Structure: the fine structure will be mailed with the next mailing for the budget and then voted on during the next meeting.
- EMS Referendum Presentation was given
- Draft Budget: A motion was made by Pres. Martino to approve the 2015 HOA budget draft, seconded by Treas. Delgado, the motion passed unanimously.

- Sprenger Park Trellis:

X. **Adjournment:** At 8:24 PM

*Minutes approved by: x*

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