

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: 8:08 PM

II. Roll Call

Present:

Absent: none

Will Martino, President

Danny Delgado, Treasurer

Kirk Hitschel, Secretary

Joe Dorjath, Town Home Representative (THR)

Esther Stonis, THR

Representing ACM Community Management was Tracy Davis

III. Agenda:

- Strike approval of minutes
- Add to new business: approval of management contract
- Add to old business: pond maintenance RFP — What can be done to pond maintenance buffers to reduce water treatments — THR Dorjath will manage RFP. Motion by Treas. Delgado to approve the 2015 TallGrass Stewardship quote for 2016, seconded by Pres. Martino. The motion passed unanimously. (More below)

IV. Financials:

- Net assets up 6%, about #21,000
- Operations are slightly ahead of budget, an adjustment from pond restoration from HOA to be made which will put the budget on target

V. Open Floor for Homeowners

VI. Old Business:

- Landscape RFP: to be updated and accurate locations indicated on map. Continue working on document, Sec. Hitschel to distribute latest working document for Board review
 - Landscape walk: Mitchell tree plantings: some dirt was replaced
 - Tree planting plan: Rand and THR Dorjath are working on document detailing tree descriptions, watering, planting/mulching – Randy will obtain three proposals for new tree plantings for late October
 - Tree removals: Ongoing (*From previous minutes: Willow tree on culvert drain on Kathleen pond needs to be removed. Tree removals are generally scheduled in fall/winter. On the east side park area 6-8 ash trees need to be removed. Pine tree in the village area.*)
 - Pond maintenance: for next meeting, have revised RFP for proposals by next spring. Consider adding fish, plantings. Start with current contract for RFP, new RFP to be for as-needed treatments based on algae growth, winter storage of pumps. Tracy to get quotes for next meeting. The goal is to shift funds towards treatment of pond buffers.
- Unresolved from previous minutes:*
- **Water treatment:** Pres. Martino would like to redirect funds towards shoreline. ACM to find firm to: 1) find algae eating fish, 2) reduce number of ponds for treatment and call for service as needed, especially entrance ponds and increase shoreline treatments.
 - **Pond Report:** Spray pattern of east pump can be matched to west pump for low cost. ACM to add to pond maintenance proposal, also with a separate cost to replace the east pump. TallGrass Restoration reported they are treating the cattails.

VII. New Business

- Management contract: motion by Pres. Martino to approve Associa for 2016, seconded by Sec. Hitschel, Yeas by Martino, Delgado, Hitschel, Stonis – abstain by Dorjath. The motion was approved.

VIII. Adjournment: motion to adjourn at 9:12 PM.

Minutes approved by: x

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

10/28/2015