

**Location:** Antioch Township Center, 1625 Deep Lake Rd, Lake Villa, IL 60046

*NeuHaven Master Association Board of Directors Meeting*

- I. **Board Meeting: Call to order:** 8:01 PM
  
- II. **Roll Call**  
*Present:* Mark Tarkowski, President    *Absent:* none  
Kirk Hitschel, Secretary  
Dominic Rodriguez, Treasurer  
Joe Dorjath, Town Homes Rep. (THR)  
Ken Roden, THR  
Sara Hines, CMCA, Community Manager, Associa
  
- III. **Agenda:** Motion to approve by Hitschel, second by Tarkowski. Motion passed unanimously.
  
- IV. **Minutes:** Motion to approve June 2021 minutes by Tarkowski, second by Hitschel. Motion passed unanimously.
  
- V. **Report of Financials:** As of AUG 31, 2021, Operating Cash: \$173,605.59; Reserve Cash: \$261,742.98; Accounts Receivable: \$166,527.46; Prepaid Assessments: \$0; Operating Net Income/(Loss): \$14,816.65. Motion to approve by Hitschel, second by Rodriguez. Motion passed unanimously.
  
- VI. **Association Business:**
  - ILM Herbicide service for \$803.74: motion to approve by Tarkowski, second by Dorjath. Motion passed unanimously.
  - Flock license plate camera installation and service for \$5,400+\$5,000: motion by Tarkowski, no second. Motion failed.
  - Little Library: Homeowner who proposed idea did not attend meeting.
  - 2022 Board of Director meeting dates: 2/22, 6/21, 9/22, 11/22. Motion to approve by Tarkowski, second by Dorjath. Motion passed unanimously.
  - North pond to remain with Master Association and not be transferred to HOA.
  - Transfer landscaping costs for cul de sacs to HOA
  - Update Reserve study: HOA will be responsible for cul de sacs and Kathleen pond.
  - 2022 Budget: motion to approve by Tarkowski, second Rodriguez. Motion passed unanimously.
  
- VII. **Home owner participation**
  
- VIII. **Executive session**
  
- IX. **Adjourn at 8:40 pm:** Motion to adjourn made by Tarkowski, seconded by Hitschel, motion passed unanimously.

Minutes approved by: *Kirk Hitschel*

11/09/2021