

Location: Antioch Township Center, 1625 Deep Lake Rd, Lake Villa, IL 60046
NeuHaven Master Association Board of Directors Meeting

I. Call to order: 8:02 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: Budget approval moved to 7:10pm December 21, 2021 Zoom conference call. Motion to approve by Hitschel, second by Tarkowski. Motion passed unanimously.

IV. Minutes: Motion to approve September 2021 minutes by Tarkowski, second by Hitschel. Motion passed unanimously.

V. Report of Financials: As of OCT 31, 2021, Operating Cash: \$ 161,771.93; Reserve Cash: \$ 268,032.03; Accounts Receivable: \$ 171,777.46; Prepaid Assessments: \$0; Operating Net Income/(Loss): \$7,433.33 Motion to approve by Tarkowski, second by Hitschel. Motion passed unanimously.

VI. Association Business:

- Motion to approve two pond fountains oil change and replace light bulbs by ILM for \$1260.36 plus up to \$500 addition for undetected maintenance made by Tarkowski, second by Hitschel. Motion passed unanimously.
- Motion to approve \$7500 to KSN legal partner for research made by Tarkowski, Second by Hitschel. The motion passed unanimously.
- Request made by homeowner to install Small Library to be located in association common area in grass adjacent to Sprenger Park parking lot. Associa requested homeowner to submit installation details and location through ARC approval form to the Master Board.
- Annual Meeting: homeowner quorum/proxy ballots not met. No election or tally of votes.
- Dominic Rodriguez announced his resignation from the Board. Motion made to appoint Larry Grisby as Board Member and Treasurer made by Tarkowski, second by Hitschel. The motion passed unanimously.
- The Board members and positions for 2022 are: Tarkowski President, Hitschel Secretary, Grisby Treasurer, Dorjath Director (town home representative), Roden Director (town home representative).

VII. Home owner participation

VIII. Executive session

IX. Adjourn at 8:45 pm: Motion to adjourn made by Dorjath, seconded by Hitschel, motion passed unanimously.

Minutes approved by:  12/19/2021