

**NeuHaven Master Association
Board of Directors Meeting
November 22, 2022**

A Board of Directors meeting for the NeuHaven Master Association was held on Tuesday, November 22, 2022 at the Antioch Towne Center located at 1625 Deep Lake Road, Lake Villa, Illinois, in accordance with the By-Laws.

Board Members Present: Mark Tarkowski, President
Larry Grigsby, Treasurer
Ken Roden, Director

Board Members Absent: Kirk Hitschel, Secretary
Joe Dorjath, Town Homes Director

Also Present: Lauren Thomas, Community Manager, Associa Chicagoland Homeowners

CALL TO ORDER

The Board of Directors meeting was called to order at 7:45 p.m. by President, Mark Tarkowski. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

Upon motion by Mark Tarkowski, seconded by Larry Grigsby and unanimously carried, the Board of Directors of the NeuHaven Master Association

RESOLVED to approve the September 22, 2022 minutes as presented.

FINANCIAL REPORT

The October 2022 financial reports reflect a PPB Operating balance of \$175,806.98 and Reserves of \$272,147.79.

OLD BUSINESS

2023 Budget – the meeting was opened to owners present to discuss the proposed 2023 budget. No questions were asked.

Upon motion by Mark Tarkowski, seconded by Larry Grigsby and unanimously carried, the Board of Directors of the NeuHaven Master Association

RESOLVED to adopt the 2023 budget as distributed to owners.

Landscape Contract – contract was tabled pending further review and additional proposals.

NEW BUSINESS

Wetlands Burn – a proposal from Tallgrass was discussed.

Upon motion by Mark Tarkowski, seconded by Larry Grigsby and unanimously carried, the Board of Directors of the NeuHaven Master Association

RESOLVED to approve the Tallgrass proposal for a spring burn at a cost of \$5,240.

Pond Treatment – chemical treatment of the ponds was discussed.

Upon motion by Mark Tarkowski, seconded by Ken Roden and unanimously carried, the Board of Directors of the NeuHaven Master Association

RESOLVED to approve chemical pond treatments at a cost not to exceed \$7,914.

Tree Removal – it was noted Davey removed two (2) trees at no cost to the Association.

Annual Meeting – the open meeting was recessed at 8:02 p.m. to hold the Annual Meeting & Election. Failing to reach a quorum the Annual Meeting & Election could not be held and the existing Board members will continue to serve until the next Annual Meeting & Election.

Board Members – it was noted that Joe Dorjath has sold his home and is thus no longer on the Board of Directors.

Upon motion by Mark Tarkowski, seconded by Larry Grigsby and unanimously carried, the Board of Directors of the NeuHaven Master Association

RESOLVED to appoint Nancy Eiden to the Master Board until the next Annual Meeting & Election.

Flag Pole – the rope on the flag pole will be replaced.

Pond Signage – Management will obtain a quote for new signs for the ponds.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Robin Pelsis
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date