

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

NeuHaven 2016 HOA Annual Meeting/Election and Board Meeting

I. Call to Order: about 7:01 PM

II. Roll Call

Present: Danny Delgado, Treasurer
Kirk Hitschel, Secretary
Charissa Ziobro, Associa Community Manager
Absent: none

III. Agenda: Revise agenda to: approve minutes from March and June meetings; Old Business: Board appointments/positions; Liens compared to delinquencies; late notice mailing; storm drain issue; New Business: Parkway trees; Board resolution; Executive session if needed. Motion to approve revised agenda by Delgado, seconded by Hitschel, motion passed unanimously.

IV. Approval of Previous Minutes: Motion to approve March and June 2016 minutes made by Delgado, seconded by Hitschel. Motion passed unanimously.

V. Old Business:

- Motion to appoint Dan Yost to the HOA Board made by Delgado; seconded by Hitschel, motion passed unanimously.
- Motion to have Dan Yost serve as President made by Delgado, seconded by Hitschel, motion passed unanimously (including vote by Dan Yost).
- Liens compared to delinquencies (requested by former Pres. Martino): 17 homes have liens filed, 2 are in collections, 9 are being monitored in foreclosure. Delgado requested Charissa to send report of units and balances.
- Vacant lot delinquencies: Associa has no paid assessment letters on record. Delgado requested list of addresses and if prior exist from ACM (former management firm in 2015)
- HOA delinquencies: Delgado requested current list of ALL accounts as of 8/31/2016
- Late notice mailing: completed
- Storm drain homeowner issue: home owner responsibility, topic completed
- Start strategy for planting new trees on home owner parkways (i.e. 50/50 tree purchase)

VI. New Business:

- Parkway trees: Yost is communicating with village re ash tree removal and new planning, no confirmed details as of this meeting
- New seat on Board: Charissa to find out what needs to be drafted for the Board Resolution to add a seat at the next meeting (October 18, 2016)
- Schedule HOA Board meeting for October 18, 2016 to start the 2017 budget process

VII. Adjournment: At 7:53 PM

Minutes approved by:  10/18/2016