

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

NeuHaven HOA Board Meeting

- I. Board Meeting: Call to Order: 7:00 PM**
- II. Roll Call**
Present: Mark Tarkowski, President *Absent:* none
Kirk Hitschel, Secretary
Dominic Rodriguez, Treasurer

Sara Hines, CMCA, Associa Community Manager
- III. Approval of agenda:** Motion to approve agenda by Hitschel, second by Tarkowski. Motion passed unanimously.
- IV. Approval of June 2021 Minutes:** Motion by Hitschel, second by Tarkowski. Motion passed unanimously.
- V. Report of Financials:** As of AUG 31, 2021, Operating Cash: \$60,834.02; Reserve Cash: \$144,256.16; Accounts Receivable: \$85,536.38; Prepaid Assessments: \$8,681.02; Operating Net Income / (Loss): \$7,559.53. Motion to approve by Rodriguez, second by Tarkowski. Motion passed unanimously.
- VI. Old Business:** None
- VII. New Business:**
 - Tree pruning / removal by Jerome Ct.: this was approved in June meeting
 - ARC approvals: Motion to ratify the following by Tarkowski, second by Hitschel. Motion passed unanimously:
 - 1) 1172 Kimberly – Replace Fence – Approved 7.8.2021
 - 2) 1124 Ashlyn – Replace Windows – Approved 7.8.2021
 - 3) 1060 Walker – Replace Roof & Gutters – Approved 7.8.2021
 - 4) 1223 Jerome – Deck and back patio – Approved 7.13.2021
 - 5) 1151 Makenzie – Roof Replacement – Approved 7.21.2021
 - 6) 1085 Walker – Fence Installation – Approved 9.8.2021
 - 7) 1060 Kimberly – Driveway Replacement – Denied 8.4.2021
 - 8) 984 Devon – Garage Door Replacement – Approved 7.28.2021
 - 9) 1138 Mackenzie – Driveway Replacement – Approved 7.27.2021
 - 10) 1305 Kathleen – Fence Installation – Approved 8.10.2021
 - 2022 Board of Directors dates: 2/22, 6/21, 9/22, 11/22. Motion to approve by Tarkowski, seconded by Hitschel. Motion passed unanimously.
 - Funds for Kathleen and North Pond treatment: shelved until NOV 2021 meeting (Kathleen pond only).
 - Reserve Study Update: Sara suggested that HOA and Master items be quoted / reported separately.
 - 2022 Budget: Motion to approve by Tarkowski, second by Hitschel. Motion passed unanimously.
- VIII. Home Owner forum**

IX. Adjourn: 7:45 PM motion by Tarkoswki, second by Hitschel, motion passed unanimously

X. Executive Session

Minutes approved by: x

A handwritten signature in cursive script, appearing to read "Girk Hitschel", written over a horizontal line.

11/09/2021