

Location: Conference call

NeuHaven Master Association Board of Directors Meeting

- I. **Call to order:** 8:23 PM
- II. **Roll Call**
Present: Mark Tarkowski, President Max Clarke, Town Homes Director
Kirk Hitschel, Secretary
Larry Grigsby, Treasurer *Absent:* Nancy Eiden, Town Homes Director
- III. **Agenda:** Motion to approve agenda by Hitschel, seconded by Grigsby, motion passed unanimously.
- IV. **Minutes:** Motion to approve June 2023 minutes made by Hitschel, seconded by Tarkowski, motion passed unanimously
- V. **Financials:** Motion to approve Financials as of August 31, 2023: PPB OPER #4383: \$115,431.40; State CD Account: \$205,405.38; PPB RES #3699: \$95,432.70; Reserve Total is: \$300,838.08 made by Hitschel, seconded by Tarkowski, motion passed unanimously.
- VI. **Business:**
 - North Pond: discuss solutions to reduce growth. Horizontal water flow, fountain aeration, lily pads, Triton treatment.
 - Budget 2024 – motion to mail revised budget to homeowners made by Hitschel, seconded Grigsby, Yeas: Hitschel, Grigsby, Clarke; Abstain Tarkowski
 - Collections Policy: Motion to mail revised policy to homeowners made by Hitschel, seconded by Tarkowski, the motion passed unanimously. The HOA dues will be split into 2 payments due January 1 and July 1; the Phase 1 townhome association will continue with monthly payments; the Phase 2 townhomes will be determined by attorney recommendation.
 - Entrance Flag: Motion to replace flag for \$261.47 by Kosco made by Hitschel, seconded by Grigsby, motion passed unanimously.
 - Financial Audit: Review proposals, request phone and/or in person meetings
 - Mulch proposal: killed.
 - Tree watering: motion for \$4,126.90 by Cornerstone made by Hitschel, seconded by Grigsby, motion passed unanimously.
 - Tree planting by Village of Antioch: motion for \$675 to plant and water 3 trees in common area parkway made by Grigsby, seconded by Clarke, Yeas: Grigsby, Clarke, Hitschel; Abstain Tarkowski
- VII. **Home Owner Forum**
- VIII. **Executive session:** n/a

IX. **Adjourn meeting:** 9:57pm by Grigsby

Minutes approved by: 

10/09/2023