

Location: Conference call

NeuHaven Master Association Board of Directors Meeting

I. **Call to order:** 8:15PM motion by Hitschel second by Grigsby, motion passed unanimously

II. **Roll Call**

Present: Mark Tarkowski, President
Kirk Hitschel, Secretary
Larry Grigsby, Treasurer

Max Clarke, Director - Town Homes
Nancy Eiden, Director - Town Homes
Associa Community Manager: Lauren Thomas

III. **Agenda:** Motion to approve agenda by Hitschel, second by Grigsby, motion passed unanimously.

IV. **Minutes:** Motion to approve September 2023 minutes made by Hitschel, second by Grigsby, motion passed unanimously.

V. **Financials:** Motion to approve Financials as of August 31, 2023: PPB OPER #4383: \$ 133,549.80; State CD Account: \$205,405.38; PPB RES #3699: \$101,511.45; Reserve Total is: \$306,916.83 made by Hitschel, second by Grigsby, motion passed unanimously.

VI. **Business:**

- Motion to approve 2024 meeting dates as Tuesday FEB 20 (confirm contracts), Tuesday JUN 18 (Annual Meeting and Election), Tuesday SEPT 10 (budget draft), Tuesday NOV 19 (budget approval) with Master meeting preceding HOA meeting made by Hitschel, second by Grigsby, motion passed unanimously.
- Motion to approve \$97.50 to Village of Antioch for tree delivery made by Hitschel, second by Grigsby, motion passed unanimously.
- Motion to approve 2024 budget as mailed to homeowners made by Grigsby, second by Hitschel, motion passed unanimously.
- Motion to revise biannual collection policy to monthly collections made by Grigsby, second by Clarke, motion passed unanimously.
- Pond Maintenance for 2024: Associa to obtain treatment proposals for FEB 2024 meeting.
- Motion to approve 2023 Financial Audit by Cukierski & Associates LLC for \$3,900 made by Grigsby, second by Clarke, Yes by Hitschel, Grigsby, Clarke, Eiden; No by Tarkowski
- North Pond treatment: ongoing discussion, dredging options (McCloud supplied \$26,793.20 proposal for Truxor/WeedDo treatment). Associa to contact Lakes & Ponds for more information.
- Pond Buffer Burn: Associa to contact Lake & Ponds to see if burn is recommended. Current proposal firms will not conduct burns because they have not maintained the buffers.
- Reserve Study renewal: table until next meeting. Associa to contact Building Reserves to talk to Board regarding services, expertise.
- Bank accounts, interest bearing options: tabled until next meeting.
- Repair light behind monument – repair completed. Remove dead branches along RT-173 –

completed.

- VII. **Home Owner Forum** – motion to close meeting made by Clarke, second by Hitschel, motion passed unanimously.
- VIII. **Annual Election:** homeowner quorum not met. Motion to accept Grigsby resignation made by Hitschel, second by Clarke, motion passed unanimously. Motion to appoint Geoff Crego to Board made by Hitschel, second by Clarke, motion passed unanimously. Motion to approve the following Board positions: Hitschel as president, Tarkowski as secretary, Crego as treasurer, Clarke as director, Eiden as director, made by Hitschel, second by Tarkowski, motion passed unanimously.
- IX. **Executive session:** n/a
- X. **Adjourn meeting:** 9:32pm motion by Clarke, second by Hitschel, motion passed unanimously.

Minutes approved by: x

2/20/2024

Draft