Location: Antioch Township Center, 1625 Deep Lake Rd, Lake Villa, IL 60046 NeuHaven Master Association Board of Directors Meeting

I. Call to order: 7:09PM motion by Hitschel second by Tarkowski, motion passed unanimously

II. Roll Call

Present: Kirk Hitschel, President Max Clarke, Director - Town Homes Mark Tarkowski, Secretary Nancy Eiden, Director - Absent

Geoff Crego, Treasurer Associa Community Manager: Lauren Thomas

- **III. Agenda:** Motion to approve agenda by Hitschel, second by Tarkowski, motion passed unanimously.
- **IV. Minutes:** Motion to approve November 2023 minutes made by Hitschel, second by Tarkowski, motion passed unanimously.
- V. Financials: Motion to approve Financials as of December 31, 2023: PPB OPER #4383: \$128,256.73; State CD Account: \$205,498.56; PPB RES #3699: \$107,598.31; Reserve Total is: \$313,096.88.83 made by Hitschel, second by Tarkowski, motion passed unanimously.

VI. Business:

- We don't have all the contracts need Land and Pond Proposals and other contracts on hold. Hitschel to reach out to Lake and Pond to see if they will cover the North Pond. Setting up a call with ILM to get more information for the North pond. Table this for now.
- North Pond Proposal Dredging- we only have one quote. Need 3 at least. Table this for now. The soonest we could do the work is winter 2025 when the ground is hard.
- Reserve Study Renewal for Building Reserves \$2,495. Motion made by Hitschel, second by Clarke. Yes, Clarke, Hitschel, Crego. No, Tarkowski
- Financial Audit Status Update started by April 2024 completed by TBD.
- Bank Accounts Interest Bearing Status. Hitschel and Crego on the State Bank of the Lakes account. Currently the account is not getting interest just a savings account.
- Online Voting Electronic can't do it in time for May 2024. Table for now.
- Electronic Voting Resolution need to rephrase it as voting Master and HOA. Lauren to send email to KSN to re-phrase.
- Ballot Mailing May 7, 2024 meeting. Call in for Candidates will be mailed out Friday, March 1, 2024, and Candidates forms will be due Friday, April 5th and then the second notice will be mailed out Monday, April 8, 2024.
- Legal Responsibility Chart shown. KSN to update Declarations. Associa and Hitschel to follow up.
- Master Collections Table discussion
- Insurance Lauren to get quotes
- Burn Native Restoration Service \$9,600 all ponds. Ratifying the amount. Motion made by Hitschel, second by Clarke. Communication of burn timing will be on TownSQ, and notification in annual mailing. The motion passed unanimously.
- **VII. Home Owner Forum -** motion to close meeting made by Hitschel, second by Tarkowski, motion passed unanimously.

- **VIII.** Executive session: n/a
- **IX. Adjourn meeting:** 8:23 pm motion by Hitschel, second by Tarkowski, motion passed unanimously.

Minutes approved by: $x = \frac{S}{2}$	Mark Tarkowski	
--	----------------	--

2/05/2024