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

# NeuHaven Master Association Board of Directors Meeting

1. **Call to order:** 8:00PM motion by Hitschel second by Tarkowski, motion passed unanimously
2. **Roll Call***Present:* Kirk Hitschel, President

Mark Tarkowski, Secretary Nancy Eiden (on phone), Director   
Geoff Crego, Treasurer Associa Community Manager: Lauren Thomas

Absent - Max Clarke, Director - Town Homes

1. **Agenda:** Motion to approve agenda by Hitschel, second by Crego, motion passed unanimously.
2. **Minutes:** Motion to approve February 2024 minutes made by Tarkowski, second by Hitschel, motion passed unanimously.
3. **Financials:** Motion to approve Financials as of March 31, 2024: PPB OPER #4383: $110,370.00; State Bank of the Lakes Saving Account: $205,498.56; PPB RES #3699: $112,688.21; Reserve Total is: $318,186.77 motion to approve financials made by Crego, second by Tarkowski, motion passed unanimously.

**Business:**   
• Ratify pond contract - McCloud 2024 Pond proposals 38470-38475, 38024, 38306, for services for $17,275 for regular treatments, fountain/aerator services, phosphor binding - to be paid from Operating. Motion to approve by Hitschel, second by Tarkowski, motion passed unanimously

• Ratify McCloud Bio dredging for all ponds 38464 - 38469 total $15,265 from reserves. Motion to approve by Hitschel, second by Tarkowski, motion passed unanimously

• McCloud sediment testing (all ponds) and water die (north and Kathleen ponds) paid from operation budget $3,200. Motion to approve by Hitschel, second by Crego, motion passed unanimously

• Cornerstone Kathleen Pond Clearing - $5,585.96 - tabled

• Native Restoration proposals - tabled

• Reserve Study Status - happening in July 2024 and will get an updated report

• Financial Audit Status - Waiting to hear back from Cukierski. Should be done by end of May 2024.

• 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. Open 7 month CD with $100,000 at 5.15% (Alliance Association Bank). Use the State Bank of the Lake Savings Account to fund. Crego and Hitschel to send a wire from State Bank of the Lakes to Alliance Association Bank. Motion to approve by Tarkowski, second by Crego, motion passed unanimously.

• Legal Responsibility Chart shown. KSN to update Declarations. Lauren to update to remove the snow removal.

• New Trees - 12 new trees - Randy to meet with Village of Antioch - Village to pay 100% of the cost on these 12 trees.

• Declarations, Rules and Regulations revisions - ongoing

• Ratify Insurance renewal - Annual liability insurance, the Association was dropped by Nationwide due to claims threshold. New policies for 2024 acquired by Hollinger with Brown and Riding for $27,894.41. Motion to approve made by Hitschel, seconded by Crego. Motion approved initially by Hitschel, Crego, Eiden and now ratified unanimously. Financing for the insurance has been obtained through First Insurance Funding with the following terms: $6,799.95 down payment; $18,149.86 unpaid balance/amount financed; finance charge $1,025.94; total payments $19,175.80; annual percentage rate 12.194%; 10 monthly payments of $1,917.58 starting 5/15/2024. The loan was initially approved by Hitschel, Crego, Eiden and now ratified unanimously. Associa to get payoff amount from Hollinger for early payoff.

• Updated Meeting location - Antioch Township center is being closed and being moved to 1275 Main St, Antioch, IL 60002. Looking at Antioch Police Dept or Antioch Library for the next meeting. Lauren to research and let us know.

• Ratify $1,049.69 to pay back from operating to reserves for Lake and Ponds invoice for bio dredging pellets. Motion to approve by Hitschel, second by Crego, motion passed unanimously

• Native Restoration Services to remove invasive bush $250 at North Pond. To pay from operating budget. Motion to approve by Hitschel, second by Crego, motion passed unanimously.

1. **Home Owner Forum –** motion to close meeting made by Hitschel, second by Tarkowski, motion passed unanimously.
2. **Executive session:** n/a
3. **Adjourn meeting:** 9:05 pm motion by Hitschel, second by Tarkowski, motion passed unanimously.

*Minutes approved by: x\_\_\_Mark Tarkowski\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_*

*5/07/2024*