

Ninovan Lake Estate Meeting Minutes

Friday, March 18th 2016 @ 7pm – 9 pm

Attendance: Ben Schwinn, Allan Lundeen, Mike Mass, Tom Higginin, Keith Erchinger, Seth Freeman, Sidney Eaton, Jim Herman

Absence: Diane Gifford, Dave Deahl

HOA Members: Jackie Mass, Janelle Eaton, Linda Erchinger, Kurt Giffor, Brenda & Mike Straube, Teryl Lundeen

Routine Business

1. Agenda approved, there were no comments or additions to the agenda.
2. Consent agenda was approved by all.

Old Business

A lengthy discussion was had around a permanent pipe for creek pumping. The line length is estimated to be between 800 and 1000 feet. An unofficial estimate of pipe costs: \$2.90/Ft. for 6" sewer grade pipe and \$4.93 for 8 inch. This is the pipe only and doesn't include installation costs. There were questions about whether we could do it or have to pay someone. If we did it, we would also need to rent a backhoe. A lot of questions still remain around the installation of the pipe and has resulted in some action items and additional information gathering. The owner of the land where our pipe is sitting has noted that it is fine to pump, but he would not give us easements rights in writing and if we did anything he would not want to encumber any future use of the land. It would not be in writing. Mike made the comment that previously we were losing approximately 265 gallons/minute and we are now down to about 165 gallons/minute. His well-received demonstration indicated that while this sounds high, in a 22-acre lake it is really like 8ml of water per square foot (proportionally speaking about 1 rain drop). A few other options were brought up about treating the edges of the lake and putting down more clay. Estimated costs would be about \$10,000 not including labor for the treating of the lake. Costs were unknown for clay. In summary, there seemed to be less appetite for treatments and more agreement on permanent pipe for the lake though not enough to generate a motion. The conversation was tabled for a future date/time; volunteers are still needed for action items.

Action items:

Get Marty's water test and make them public to the homeowners.

Get price on renting backhoe and decide if we can install the pipe ourselves.

Get cost to have the pipe installed.

Ben to look at what a 6" flat would costs and sell the 4" hose to recoup some of the costs.

Several individuals mentioned that it was spring time and the kids are out and about. **PLEASE SLOW DOWN WHILE DRIVING.** Teryl brought up the possibility of having the city put in a speed bump if people don't slow down.

New Business

Keith is not in favor of planting seedlings in the spring, on the berm, and would rather do it in the fall because of a much better chance of survival. Several members of the board offered to help plant and it was suggested that we put out an email to the HOA to help plant tree seedlings. Jackie mentioned that we should make sure to tag any trees that are planted so they aren't mistaken for weeds or undesirables and that we should put out a list of the types of trees desired to avoid someone planting invasive species. Again several members said that their kids would be happy to help.

There is already conduit at the entrance. However, for another homeowner, ComEd wanted \$1100 just to come out, not including their time or materials. Since there is already a light pole, Jim said he would contact the village to see if we could pull power from the light. All we need is a few watts nothing major to run some LEDs. It was suggested that perhaps we could pay the city a small reimbursement. Seth will call ComEd and see what it would take to get power from ComEd. (Estimated monthly base cost is about \$15-\$20)

Standing Committee Updates

Architectural

Dave is the lead on the architectural committee and was not present for the meeting. Jackie Mass updated the board that there was a new build request in magazine print only. The request has a two car garage, but a three car garage is required by the HOA. The requestors has made the update to a three car garage and is currently finalizing his plans.

Landscape

The landscape budget is \$2,562.50 not including grounds maintenance. Jim asked if we can roll the island improvements into the landscape budget and Mike mentioned it would be a capital improvement and really should have its own budget and separate motion.

Linda notified the board of a muddy spot in the back side of the lake. The spot appears to worsened by vehicles and 4 runners that are being driven back there. Keith noted it is in the bylaws that the 4 runners are not supposed to be back there. Linda asked about doing some sort of pavement, and Jim asked about doing something on the cheap that was similar to what we did at the boat launch. Keith knows the spot that Brenda is talking about and thinks the grass would hold up, but there are a few low spots which make certain areas wetter than usual. Keith motioned for \$1,500 to fix and seed that back area as a capital improvement. Motion was seconded by Seth. All in favor.

Linda raised the issue that there is trash and other debris in the back and asked the board to consider hiring a clean-up crew. After a quick discussion it was determined that we would roll

this into the landscape maintenance budget as the estimate costs would be a few hundred dollars.

Social

The social is July 23rd a food truck will be acquired and the social will be kid centered.

Creek Pumping Committee

Great job to those performing the work and dedicating their time.

Mike thought we should create targets of what level we want to be at and by what time. A target of 6 inch (Lake level) by the end of May was established. (General note: lake levels are measured down from the overflow. At 17.25 as of 3/17. Below 20 inches some boat slips become unusable.)

Treasury

Seth asked to move the bank account from the Private Bank to Chase because it is difficult to use the Private Bank. Difficulties experienced include timeliness and ease of use. Motion made and all were in favor.

Seth has re-done the budget and made it more efficient, he can just enter in the checks as they come and it will update the expenses in real-time.

Seth updated the board, indicating that the reserves were in excess and that we should be able to spend some of the money while making the recommendation that the dues be kept where they are at.

Seth asked about the liens and if we put liens on lots that don't pay. Mike brought up that we don't collect if it forecloses. But we can enforce it prior to the home closing for sale.

Seth noted that there is a business auto policy that is \$250.00 and is a separate line item. Sidney and Seth can follow up with this as the HOA doesn't have any automobiles.

General Discussion

Brenda asked for a new sign for HOA meetings, Jackie to look into costs at the local sign company

Jackie asked about a pavilion on the beach. Sidney objected as it would diminish his view of the lake. The item was tabled.

Jim Motion to adjourn, Sidney seconded. All in favor.