

Ninovan HOA meeting

The Ninovan HOA meeting was opened on June 10, at 7:10 PM.

Board Members Present: Ben Schwinn, Tom Hugunin, Keith Erchinger, Jim Herman, Mike Mass, Seth Freeman, Allan Lundeen, Dave Deahl, Diane Gifford,

Owners Present: Cheryl and Mike Delrose, Teryl Lundeen, Jackie Mass, Tom Snode, Lee Ann Deahl, Mike Staube, Gene and Cindy Martin,

A Motion was made by Allan L. to approve the HOA agenda as proposed.

A second was made by Jim H. The call for a voice vote affirmed the motion.

Consent Agenda Items

- a) A previous decision via e-mail to purchase pipe to bring water from our nearby creek to the lake was reviewed. The purchase had not been made due to information obtained subsequently by the committee. The members felt that it was necessary to develop a long term comprehensive plan regarding the most effective way to address the lake level before moving ahead with the purchase. A motion was made by Keith E. to retract the previous meeting's motion to purchase the pipe. There was a second by Seth F. The call for a voice vote affirmed the motion.
- b) Approval to purchase a pump to bring up the lake level had been obtained via electronic communications. The pump was then purchased and used. A motion was made by Seth F. to accept this consent agenda item as written. A second was made by Jim H. The call for a voice vote affirmed the motion.

Old Business

- a) The pump that was purchased failed while in use and is not repairable. There was a lengthy discussion regarding the purchase of a new pump and the best way in which to effectively bring creek water to the lake. A number of points were made during this discussion including:
 - What is the correct pump size, head pressure, warranties and other pump features.
 - Pipe installation cost, size, gravity feed
 - whether or not we should purchase or rent the pump each time it was needed
 - Other items that affect the lake level such as Muskrats.

Tom H., Ben S. and Keith E. will review pump and pipe requirements and the costs associated with the implementation and maintenance of these items. Their recommendations will be

forwarded to the board by June 20 and the board will meet June 24th to make a decision on the best way to address the lake level.

The option of purchasing water from the village was reviewed. Notes from 2015 indicate that the village could supply 400 Gallons per Minute without losing firefighting capabilities at a cost of \$3.22 per 1000 gallons. This would be about \$1,854 per day to supply the water. Roughly this would provide about 1 inch of water in the lake per day. To supply the 12 to 18 inches of water that we achieved with the creek pumping last year would cost \$22,000 to \$35,000. Additionally, the village indicated that the EPA may require this volume of water to be de-chlorinated prior to being discharged into the lake at an un-know additional cost for the carbon filter system. It was agreed by the board that this option is not for consideration.

Muskrats activity has been more prevalent in the lake this year. This may be due to the decrease in food supply from the cattail eradication that was done in 2015. Muskrats pose a significant problem to the lake shore line and liner.

A motion was made by Keith E. to support the Ski Club's activity of hiring a trapper to remove the Muskrats and the problems they are causing with the lake level by splitting the cost equally by the Ski Club and the Ninovan HOA. A second was made by Tom H. The call for a voice vote affirmed the motion.

New Business

A fence variance request was made by a prospective buyer for the home at 2801 Ninovan Lane to install a 6 foot solid fence. The board learn at this meeting that the request was retracted by the buyer. There was no support from the board for a variance to the covenants as written. No official action was made by the board.

Under Outstanding Business

Spring Seeding Planting - No action, rescheduled for the fall.

Electric at the entrance – The cost will be determine to install electricity to the island entrance so that lighting can be installed for safety and beautification reasons. This item remains open for future meetings.

Architectural – Committee has approved the house plans for lot 36

Landscaping – No Report

Social- The Ninovan HOA annual party will be held July 23. More details to follow. Linda E. is looking for help to coordinate this.

Creek Pumping – Lengthily discussed under old business.

A previous approved request to change our banking to Chase Bank has not been acted on at this time due to the availability of officers.

A request was received by the Treasurer to waive late fees by a homeowner who brought their dues up to date from 2014 and 2015. The board thanked the homeowner for their payment and waived the late fees.

Meeting was adjourned at 9:15 pm