

Mariner's Cove Community Association  
Homeowner's Association Meeting Minutes

July 2022

Wednesday, July 27<sup>th</sup>, 2022

1. Call to Order: 7:05pm call to order.
2. Attendance
  - a. Board Members present
    - i. Michelle Baker
    - ii. Chris Bentley
    - iii. Jill Charbonneau
    - iv. Tricia May-Dracka
    - v. Carola Nesbitt
  - b. Board Members absent
    - i. Michael Krupica
    - ii. Margie Freeman
  - c. Homeowners
    - i. Jeff and Teri Kortenkamp, 307 Mainsail Dr.
    - ii. Christine Gilvey, 315 Mainsail Dr.
3. Approval of previous meeting minutes; June annual meeting, June monthly meeting
  - a. Moved by Michelle, Chris seconded. All passed.
4. President's Report
  - a. Tree removed at the beach
  - b. Meeting in person continues at Village Hall
  - c. Dredging report
5. Treasurer's Report for June
  - a. Operating Fund: 33,466.42; Boat Key Deposits: 2,218.54; Reserve Fund: 110,950.10.  
Total: 146,635.06.
  - b. Do we have to refile a new lien on a house with updated assessments?
    - i. 2 properties have a lien
  - c. Michelle makes a motion to support, Jill seconds. All support.
6. Landscaping Committee Report (Michelle/Carola)
  - a. Druce Beach Tree removal
    - i. Action item: Carola will draft email blast for tree money donation (Spring?).
    - ii. Both trees removed after arborist said that both were in danger of falling
7. Bylaws update (Margie)
  - a. Table to next meeting
8. FB moderator
  - a. One removal this month
  - b. Speak to Michelle about Village website and correlations to updating our website
  - c. Christine Gilvey would like to volunteer to maintain website
9. Board Member Responsibilities
  - a. Storage of old documents

- i. Contact lawyer for retention policies
      - 1. Contact Village attorney for advice—action item for Michelle to ask at next Village meeting.
    - ii. Additional storage locations of hard copies being investigated (Chris, Margie, Jim)—Margie has a location in Waukegan?
  - b. Michelle to craft board member responsibilities descriptions
    - i. ongoing
  - c. Terms lengths for board members
    - i. All board members have the same term limits. Two people would need to abstain to shorten their term so not all the limits come at the same time. Jill and Michelle volunteer. Action item to check the bylaws.
- 10. Port-a-potty location discussion
  - a. Need one as the beach is registered with IL but can apply for a variant
  - b. Would need to gather interest with a poll
    - i. Action item to do a facebook poll--Tricia
  - c. Location—can we move this back to location it was previously. Deed restriction for the DLP restoration—Action item for Jill (update: do not believe that the plans for the portapotty camouflaging/enclosing structure would obstruct or retard the flow of stormwater; question is forwarded to our contact at the Lake County Stormwater commission.) Action item to check in with Margie—Michelle. Walkthrough with Carola/Terry/Jeff
- 11. Ponds dredging update and shoreline stabilization
  - a. Company has not signed bond insurance and contract. Hoping it is signed next week.
  - b. After dredging, our HOA is in charge of shoreline stabilization
    - i. ILM-will not prepare bid proposal for free (\$5-8K). will this be credited back to the project if accepted? Unclear
    - ii. Pizzo—quote in process.
    - iii. Davy—waiting on call back
    - iv. Countryside—waiting on call back
    - v. ENCAP (DePlains)—coming on a walkthrough but will not give proposal for free
    - vi. Grant application due Oct 1. Yearly meeting for Stormwater Commission
- 12. Meet and Greet date
  - a. August 27<sup>th</sup>
- 13. Butch update
  - a. Machines coming soon. Moving forward but some delays.
  - b. Public work building construction ongoing.
  - c. 140 Mainsail patching and fill repair will be ongoing
  - d. Venetian night date set sponsored by the Village on August 6th
- 14. Any other business?
  - a. Tree limbs not removed from 305 Mainsail property—can we get Monster to come back and finish the removal?
  - b. Fosters' will treat Ash trees in community
- 15. Meeting Adjourned—8:26pm
  - a. Motion by Michelle, Chris seconded. All supported.