

Mariners Cove Community Association
Homeowners Association Meeting Agenda
Wednesday, February 15th, 2023

1. Call to order: 7:00pm
2. Attendance
 - a. Board Members present
 - i. Michelle Baker
 - ii. Jill Charbonneau
 - iii. Tricia May-Dracka
 - iv. Carola Nesbitt
 - v. Margie Freeman
 - b. Board Members absent
 - i. Michael Krupica
 - c. Homeowners
 - i. Jeff and Teri Kortenkamp, 307 Mainsail Dr.
 - ii. Butch, Mayor of Third Lake
 - iii. John Pattinson, 10 Lighthouse Lane
 - iv. Jim Watters, 5 Spinnaker Ct
3. Approval of previous meeting minutes: Michelle
 - a. Seconded: Carola; all in support
 - i. October meeting minutes
4. President's Report: Michelle
 - a. Exciting news on grants
 - b. Looking to fill open treasurer position
5. Treasurer's Report: December 2022
 - a. Total amount: \$163,202.33
 - b. Collected: \$222.80
 - c. Expenses: \$20,399.59
 - d. Ending balance: \$143,025.54
 - e. Currently within budget
 - f. Approval of minutes: Carola
 - i. Seconded: Margie
 - ii. All in favor
6. Ponds update: Jill
 - a. Grant approval update!
 - i. Grant was approved. \$38,400 requested and \$39,960 was awarded. Need to reimburse by end of calendar year of 2023.
 - ii. Next steps: will go back to vendors/contractors to update quotes and bring back to board for approval (February or March meeting)
 - iii. Portion of the work to be done:
 1. Grading/hard scaping installation in dog bone
 2. Planting of native species
 3. Tree and brush removal

7. Butch's Mayor report
 - a. Plumber cleared the culvert last week from beaver debris
 - b. Budget starts May 1st for Village
 - i. Road to be fixed in Third Lake in Sunshine Community
 - ii. No big plans for Mariners Cove
8. Landscaping Committee Report: Margie
 - a. Is the power from the front coming from the village electric bill? **ACTION:** Margie to ask electrician. Possibility to run electricity to run electric for both ponds to run an aerator. Can contact ComEd to install pedestals and create a business account.
 - b. Plans for spring and summer
 - i. Add trees, benches, and natives and remove buckthorn
 - ii. Fill in entrance and beach plantings
 - iii. McHenry Piers for fishing platform; **ACTION:** board to look at pier quotes for future meetings. Would be installed on non-resident side. Do we need to update the policy on insurance?
 - iv. New mulch for play areas; additional sand at beach
 - v. Overseeding turf area near the beach
 - vi. Beaver trapper has been contacted.
 - vii. Set up dog silhouettes for geese deterrent
 - viii. Light out on entrance
 - ix. Benches for park
9. Bylaws Update
 - a. None for this time
 - b. **ACTION:** discuss possibility of finding a new lawyer
10. FB Moderator
 - a. One post was removed
11. Storage Boxes
 - a. Chris Bentley/Jim Lamb has boxes to move to storage space
 - b. Margie to get keys and gate code to an additional board member
12. Budget
 - a. Board to prepare a budget supporting the need for an increase in assessment fees, to be discussed by the board; final budget would need to be mailed to homeowners before 4/1/2023. 3% needed to add for inflation. Devise for current year and few additional years. Mailing needs to be out by April 1st.
 - b. **ACTION:** add "Annual Meeting" as a topic to each monthly meeting until April.
 - c. Custom Envelopes
 - i. MCAA uses 960 outer envelopes and 620 return envelopes per year; need to have pre-addressed emails.
 - ii. Motion to approval bookkeepers request for 2500 qty of envelopes (\$652.56): Michelle.
 1. Seconded: Margie. All in favor.
13. Open board member position
 - a. Need to create a treasurer job description.

- i. **ACTION:** Carola will coordinate with Jim and Chris on job duties.
 - ii. **ACTION:** Tricia will create a post for fb and email blast. Include language for duties on treasurer.
 - i. Add a note in the Village Vine: **ACTION:** Michelle to speak with Butch
- 14. Additional Activities identified by the bookkeeper
 - b. Need to remove Chris from bank account. **ACTION:** Michelle to coordinate with Jim
 - c. Set up a MCAA calendar linked though gmail account
 - d. Update phone and email list for community members
 - e. Need an updated lockbox: Michelle has quotes. **ACTION:** Margie to look into options.
 - f. Electronic options? (Venmo?): **ACTION:** Michelle to follow up with Jim.
 - g. Margie to chair while Michelle is on medical leave.
- 15. Welcome Committee: Tricia
 - a. Chair: Gail Nottenburg
 - b. **ACTION:** Tricia to add blurb on website.
- 16. Motion to move meeting to Feb 15th.
- 17. Motion to adjourn: 8:22pm. Michelle
 - a. Second: Jill. All in favor.