

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

1. Call to order: 7:03pm: Michelle
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. Steve Charbonneau, 225 Mainsail Dr.
3. Approval of previous meeting minutes: Michelle
 - a. Seconded: Jill; all in support
 - i. January meeting minutes
4. President's Report: Michelle
 - a. Looking to fill open treasurer position—advertised on Village Vine
 - b. Budget and mailing coming up
 - c. Sent annual report to Secretary of State
5. Treasurer's Report: January 2023
 - a. Total amount: \$143,025.54
 - b. Collected: \$311.50 (assessment fees, interest, finance charges)
 - c. Expenses: \$20,453.25 (zoom, website domain renewal, electrical, ponds)
 - d. Ending balance: \$122,883.79
 - e. Currently within budget (slightly over on south pond but under on North Pond)
 - f. ACTION: Approval of report to occur next month after Michelle speaks to bookkeeper
6. Ponds update: Jill/Steve
 - a. Three contractors/vendors were contacted to see if they were still available to do work this year
 - b. Butch: Aldridge planning coming back in Spring to reseed and check on riprap on dogbone pond
7. Planning of Annual Meeting: Michelle
 - a. Google drive updated with annual meeting templates and documents
 - b. ACTION: Michelle to decide who will need to be placed on reelection for ballot (Michelle, Jill, Mike) to make sure reelections are back on track for two year term.
 - c. Two mailings go out in spring:
 - i. By April 1st: budget, agenda, ballot.
 - ii. Second mailing: assessment notice.

- d. 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.
8. 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.
 - b. Add additional trash cans to tot lot and boat lake
 - c. Dropbox with concrete install
 - d. Quickbooks upgrade
9. Mayor Butch's report
- a. Butch and one trustee will attend IL Lakes Association Meeting in Gurnee
 - b. Grate installation on under road by beach under Mainsail
 - c. Thanks to residences for snow removal of sidewalks—please do not snow blow into streets
10. 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.
11. Bylaws Update
- a. **ACTION:** discuss possibility of finding a new lawyer
12. FB Moderator
- a. none
13. Storage Boxes
- a. Margie to get keys and gate code to an additional board member
 - b. Jim consolidating boxes
14. Open board member position
- a. Carola created treasurer job description
 - b. Tricia created a facebook post advertising post. **ACTION:** add job description to website. Add language “manage annual budget of \$50,000-100,000 a year”
 - c. Added a note in the Village Vine
15. Motion to remove Chris Bentley from all Mariner's Cove bank accounts
- i. Action: Michelle
 - ii. Seconded: Margie; all in favor.
16. ACTION: Michelle--Set up a MCAA calendar linked though gmail account and electronic options? (Venmo?): **ACTION:** Michelle to follow up with Jim.
17. Welcome Committee: Tricia
- a. Chair: Gail Nottenburg
 - b. Documents to be compiled.
18. Motion to adjourn: Michelle; 8:46 pm
- a. Seconded: Carola; all in favor.