

Mariners Cove Community Association
Homeowners Association Meeting Minutes
Wednesday, February 28th, 2024

1. Call to order by Michelle: 7:05pm
2. Attendance
 - a. Board Members present.
 - i. Michelle Baker
 - ii. Carola Nesbitt
 - iii. Dianna Solano
 - iv. Jill Charbonneau
 - v. Tom Brennan
 - b. Board Members absent.
 - i. Tricia May-Dracka
 - ii. Margie Freeman
 - c. Homeowners
 - i. Jim Waters
 - ii. John Patterson
 - d. Officials
 - i. Butch Buckley
3. President's Report
 - a. Michelle moves to motion for Tom Brennan as the new treasurer to be added to the bank account.
 - b. Jill seconds, all in favor.
 - c. Michelle filed the annual report with the secretary of state and paid our annual fee.
 - d. Michelle noted nothing was in the Dropbox.
4. Annual Meeting 2024: Michelle
 - a. Mailing needs to be ready by April 1st – Discussed what will be included.
 - b. Mailing expenses (pre-addressed envelopes, etc.) – Dianna will contact the post office to see if we can get a discount on postage to our neighborhood with a mass mailer.
 - c. Budget being formulated and aligning with president, bookkeeper, and treasurer – Discussion included questions on the received grant money and which account the money would be included in. Michelle and Tom to take board questions back for discussion with Jim Lamb.
 - d. Our Dropbox was donated by a board member.
 - e. We have sent three intents to lien letters to those who are delinquent since 2021 – Michelle motioned for Jim Lamb to file the liens with the county if no response is given. Jill seconded and all approved.
 - f. Carola will coordinate the updating of the bylaws after connecting with Margie off-line. Jim Lamb connected with a bylaw attorney out of Mundelein. We discussed the level at which we want to update the bylaws. We have set \$3,000 aside in the proposed budget for a retainer for legal help.
 - g. Michelle will connect with Margie on the bench program and how we will implement it. Subjects discussed: Expense, ownership, volunteers to implement

project, amounts residents can donate, possible messages on donated items and approval by board, the need to secure benches to the ground, discuss with Margie in the hopes we can formally share the information with the neighborhood in the next mailing. The deadline for mailing content to be gathered is March 19th.

- h. Set money aside for the park bench project and a permanent fishing pier on the large pond in the 2024 budget.
 - i. Set money aside money for signs. Two signs in the front and three signs at the beach area.
 - j. Aerators for two ponds.
 - k. Move to transfer the remaining amount of the grant money, reserve fund. \$39,960 from operating to reserve fund. We will have a zoom call before March 19th to finalize the budget.
5. Approval of January meeting minutes: Michelle
- a. Second: Jill. All approve.
6. Treasurer's Report: Michelle/Tom
- a. Approval of January 2024 report
 - i. Beginning balance: \$100,436.17
 - ii. Ending balance: \$98,890.65
 - iii. Expenses this month include landscaping, administrative, website domain, utilities.
 - iv. Update on intent to lien mailing to delinquent homeowners (6 houses over 2 years)
 - 1. Motion to proceed with lien on any houses that have not paid dues since 2021 (three houses): Jim Lamb will file formally with the county, and we will hire a lawyer should we need to in the future to modify the existing liens. Michelle. Second: Jill. All approved.
 - v. Budget being formulated and aligning with president, bookkeeper, and treasurer – Discussion included questions on the received grant money, and which account the money would be included in. Michelle and Tom to take board questions back for discussion with Jim Lamb.
 - b. Move by Michelle, to transfer the remaining amount of the grant money, reserve fund. \$39,960 from operating to reserve fund. Tom seconded and all approved. We will have a zoom call before March 19th to finalize the budget.
 - i.
7. Report from Mayor Butch
- i. The Third Lake Village has finalized their village code (ordinances, regulations, etc). They can now be found online at the village website. This was a formal job that took three years with much legal counsel to complete.
 - ii. He expects to have funds for resurfacing roads in Marinor's Cove in the next fiscal year. Approximately Summer of 2025. All current curbs will be kept the way they are now.
8. Landscaping Committee Report: Margie sent report in before meeting for board to review and discuss.

- a. Aerators on large and small ponds - Maintenance costs are \$400-\$500 every 3 years, the system can remain in the water so there is no cost to seasonally install. We will move forward with the aerator work.
 - b. Three new beach area signs were suggested. One for the beach, one for the fishing area and one general sign. Consolidate current signs into these. Carola will work with Margie on words, Dianna will develop the art and get them printed through Sign-o-Rama.
 - c. Electric preparation work – Discuss with Margie for next meeting
 - d. Fishing dock – on hold until budget is confirmed. Margie shared quote and the need to move soon if we want to install by the end of this years water season.
 - e. Launch gate Knox padlocks-Druce lock complete, Third Lake launch stills needs small modification to work as needed. Need C-ring welded to post. Latch screw stripped out and needs repaired. Will contact our fence company to complete.
 - f. Park bench program – connect with Margie on details discussed.
9. Bylaws update: Carola has found a lawyer we can work with that specializes in this and Michelle moved to set a retainer fee aside to secure the lawyer. Jill seconded and all approved.
10. Website refresh: Tricia/Dianna
- a. Will update pictures and branding to reflect new logo.
 - b. Tricia updated some images on the site.
11. Signage for meetings and around neighborhood: Dianna
- a. Would like to decide on new logo before ordering to incorporate.
 - b. Monthly meeting (2), annual meeting (2), meet and greet (3), Halloween parade (2), Easter egg hunt (2), garage sale (2), beach rule sign, beach toy exchange.
 - c. Work in budget for April
 - d. **ACTION:** Dianna shared new logo ideas. Board discussed modifications for Dianna to share in two weeks so board can vote on final at the March meeting.
12. Beach buoys and rope: Carola
- a. Will refresh beach swim area from a donation of older buoys from the Village and will reach out to Butch before our next meeting. Also discussed possible volunteer work to put buoys out in the spring.
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 - g. Look into setting money aside for the park bench project and a permanent fishing pier on the large pond in the 2024 budget.
 - h. Look into setting money aside money for signs. Two signs in the front and three signs at the beach area.
 - i. Discussion on finalizing aerators for two ponds.
14. Ponds update: Jill
- a. No new items
15. New Business
- a. No additional topics
16. Motion to adjourn: Michelle.
- a. Seconded: Tom. All in favor. 8:42pm