

MLNA Association Meeting Minutes

April 13, 2025

3:30 pm

Location: Paliganoff home

Attendance:

Janet Herreras President (not in attendance, family emergency)

Jim Vojahosky, Lake Committee

Donna Vojahosky, Secretary

Tracey Nowicki, Treasurer (not in attendance, information presented by Steve Nowicki)

Eric Edwards, Mowing & Landscape Committee (not in attendance)

Joyce Paliganoff, Hospitality Committee

Tom Moore, Nominating Committee

Brian Kiro

Steve Nowicki

John & Karen Butterfield

Chris Paliganoff

Jason & Roxanne Hamman

Tony & Claudia Pesch

Candy Moore

Carol Tegge

3:36 pm— call to order.

1. President's Report

- a. Association insurance: moved from Nolan Agency to State Farm. Annual savings of about \$600. Coverage also extends to the Gazebo as well as to the individual members of the MLNA Board.
- b. Update on the Gorecki property: vacant lot has been sold and sale of the house is in progress but the status could not be verified prior to this meeting.
- c. Path entry: path was widened to a minimum of 10' wide to allow access for Brian Kiro to treat the lake.
- d. Dog update: after a long struggle, including an attack on Nowicki's dog in their own backyard, this issue seems to be improved with the renters living in the Garbato home on 6N755 Murray Road. Unfortunately, other safety issues have since developed, including the brother of the renter trespassing and threatening the Nowickis. Police were called and have issued a BOLO (Be On the Lookout) for the brother. The Board will work with the Nowickis, and hopefully the Garbatos (property owner and MLNA member), on possible next steps to help them feel safe on their property.
- e. Discussion about "new" garbage pick-up for MLNA. Proposal is if the MLNA agrees to switch to Groot then the monthly pick-up charge will be a lump sum of \$300 (equates to \$25/month). This is a very competitive rate and could benefit the entire neighborhood. Look for more information as we finalize some remaining issues.
- f. Discussed people driving too fast throughout the subdivision, especially around the left turn from Old Homestead onto Mallard Lake Road. Ask everyone to watch their speed and we will contact the township to see if there is anything we can do with outside traffic (UPS, Amazon, USPS, etc).

2. Secretary's Report

- a. Approved April 21, 2024 MLNA Annual Association Meeting Minutes.
- b. Updated association directly was completed and are attached to this email. If there are any additional changes required, please let Donna know asap.

3. Treasurer's Report

- a. Approved 2024-25 Financial Report. Tom Moore motioned to approve. Karen Butterfield 2nd.
- b. Approved 2025-26 Budget. John Butterfield motioned to approve. Brian Kiro 2nd.

4. Mowing & Landscape Report

- a. 2025 Mowing Schedule complete
- b. Please advise Brian Kiro if you will opt out of mowing or pay an additional \$40 fee by 6/1/2025.

5. Lake Committee Report

- a. Beavers- no beavers were caught during trapping season. Mallard Lake South (on other side of Ferson Creek) removed several beavers.....which might resolve our issue. Will monitor.
- b. Spring Clean-Up Day Saturday, May 10, 2025, 8:00am. Please bring rakes, chainsaw, wheel barrels etc.
 - i. General clean-up of mowed areas, includes removing tree down by the Gazebo
 - ii. Clean out debris collecting at spillway dam.
 - iii. Additional 5-6 bags of sand under digger
- c. Bridge over Ferson Creek has been removed. The actions still required by Kane County are to remove the limestone "slabs" and remediate the creek banks in order to minimize erosion. Mike Plumb is responsible for completing this.
- d. Much more than usual early season algae on lake. Treatments will start in early May.

6. Hospitality Report

- a. 2025 MLNA Picnic – Sunday, September 14, 2025 at 3:pm

7. MLNA Dues Due June 1st - \$300 per lot

- a. If you elect to NOT mow the common area then please include an additional \$40 with dues

8. Nominating Committee Report

Approved unanimously, positions for the 2025-26 MLNA Board

President – Jim Vojahosky (1)

Treasurer – Steve Nowicki (1)

Secretary – Donna Vojahosky (2)

Lake – OPEN (Jim Vojahosky will fill in until a volunteer is identified)

Mowing & Landscaping – Brian Kiro (1)

Hospitality - Joyce Paliganoff (2)

Nominating – Janet Herreras (1)

Meeting adjourned at 8:53 pm

Submitted by Donna Vojahosky