

Minutes of the Lincolnshire Field Homeowners Annual Meeting 2023

May 16, 2023

Attendees: Mark Taylor, Lisa Rector, Lisa Romero, Nancy McCowen

Absent: Randy Green, Mike Marino

- I. Meeting was called to order at 6:30pm
- II. Secretary's report:
 - A. Minutes from 2022 Annual meeting were approved
- III. Treasurer's report:
 - A. Lisa Romero provided an overview of our financial status.
 - B. Roughly 450 owners in HOA which creates \$23,000 in annual income. Dues are collected in September and are due October 31st, late fees apply after that. If you sell or refinance your house and need a letter of status, please reach out to Lisa Romero
 - C. Total expenses for the year are just shy of \$30k and split among 6 general categories which include- administrative, banking, communications, ground maintenance, tree replacement program and miscellaneous. A detailed list of these categorized line items of our annual expenses is available upon request.
- IV. Old Business:
 - A. Landscaping work at our community entryways that took place last summer is beginning to mature. Most of the perennial plantings made it through the winter and have been bringing additional color to their areas. There is some additional planting/mulching work that will be taking place at the Clubhouse entryway location as well as some cleanup/bed edging maintenance work taking place along the Kirby Commons. Working with Prairieview Landscaping to complete.
 - B. Recap of Homeowner correspondence has been somewhat lighter this past year and for the most part centered around issues primarily related to issues regarding the care of property as spelled out in our Policy on Continuing maintenance of Dwellings and Properties quick reference booklet. We strive to address all reported issues in a timely and confidential basis. Additional copies of the booklet are available after the meeting or by request.
 - C. There had also been a couple of questions related to the Fire and Ambulance service options now available to homeowners from the presentation by Jason Rector that was made during our last annual meeting. Lisa Rector has informed us that the number of contract services has increased. For those already signed up, the decision to do so was

related to the added peace of mind of enhanced response times during sudden emergency situations.

V. New Business

A. Election of new board member

1. Nancy McCowen, our most senior member of the Board will be stepping off the Board after 5+ years of valued service. She was the member that invited Mark to join the Board and has been a trusted resource in helping guide our actions. She's also been a good event planner. She will be missed and we wish her the best.
2. There has been another individual step forward and express interest in serving on our Board. Joe Fejes and his family have long time roots in the CU area. Joe shared a few words. A vote was made and Joe was approved to be the new Board member.

VI. New Lincolnshire Fields Website

- A. Blake Porter was in attendance to show the members the new website and its features. The new website will go live 6/1
- B. Fees can be paid through the website by credit card for a small fee. The website will use the same web address as the previous webpage.
- C. A request was made to link GIS map to website

VII. Updates from the Township

- A. Township Supervisor Keith Padgett spoke and provided updates relating to project work along Byrnebruk and updated Spring Yard Waste pick up dates.
 1. There will be an asphalt project that could potentially last 3 days that would interfere with the original Spring Yard Waste pick up date of Monday, May 22. The new date will be Friday, May 26. Could be set out for the 19th and they will try to pick them up then.
 2. Bentbrook sidewalks will be fixed. Please be mindful when planting trees as some trees are not good for sidewalks over time. Make sure it is an approved tree when planting.

VIII. Question and Answer Session

- A. A member asked with the pink stakes represented along Duncan and Windsor. Keith Padgett guessed it could be asphalt overlay or upcoming roadwork
- B. A member brought up an unsightly tree/limb between Adkins and Ibens homes on Clubhouse. Mark will look into it.
- C. A member mentioned the Stoneybrook and Duncan entrance has no sign or landscaping. It has been looked into previously and there are too many underground lines. Farmland is on the North side.

- D. A member asked a question about covenants and how they were handled regarding overgrown bushes. Mark replied he will ask the owner to trim them or someone will trim to clear for walkers on sidewalks.
 - E. A concern was made about maintenance to creeks with overgrown weeds. Mark will look into it.
 - F. A member asked about investments with the financial balance. Lisa Romero stays on top of that each year with the balance and puts in CD's or money markets. We have been building reserves for emergency projects. Investment accounts will be added to spreadsheets to be provided at annual meeting for members to review.
 - G. Mark spoke about working with Prairieview to get power and water to some entrances and new plantings going in.
- IX. Other
- A. We are continuously chasing email addresses. Mark asked to have email addresses added to the notebook at front to be sure all members are receiving the newsletter. There will be a new feature on the website to sign up for newsletters if members are not receiving them or are new to the HOA.
- X. Meeting adjourned at 7:23pm