

LINCOLNSHIRE FIELDS HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING, MAY 18, 2011

The annual meeting of the Lincolnshire Fields Homeowners Association (LFHA) was held at Lincolnshire Fields Country Club, 2210 Byrnebruk, Champaign, IL on May 17, 2011 at 7:00 P.M. A social hour was held previous to the meeting.

Board Members Present: Scott Anderson, Ann Webbink, Jennace Linton, Bob Todd, Jeanne Martin, Jeff Hayes, John Ison

Board Members Absent: None

Call to Order: Scott Anderson called the meeting to order at 7:00 P.M.

Scott asked if we had a quorum, which we did with 8 proxy votes and 55 attendees.

Approval of the May 18, 2010 Annual meeting minutes: Copies of the minutes were distributed to the attendees before the meeting started. A motion was made and passed to accept the minutes.

Treasurer's Report: Ann Webbink presented the report for the previous fiscal year, and also presented the new budget. Ann indicated that 10 letters had been sent to homeowners who had not paid dues. Liens were placed on 3 homes. Expenses for the sign and the Commons have been separated out from miscellaneous. A motion was made and passed to accept the treasurer's report.

Presidents Report: Scott announced that he had invited several agencies that serve LFHA to talk about their agency and some of the ways they serve homeowners.

Township Road Commissioner Report: Commissioner, Keith Padgett indicated that the Marathon that ran through Lincolnshire Fields in April went smoothly, and there was no clean-up to be done. One Spring and two Fall pickups for yard waste were provided, each of which served about 170 homes. More people are using the dump facility and he welcomed their use during the hours of 7:30-3:30 Monday through Friday as long as only burnable yard waste is dumped. He reminded that grass clippings are not to be dropped at the dump, which is located off Kern road. There has been an issue with standing water in the roadside ditch near Windsor and Farhills. It backs up onto the road and the ditch has developed some big ruts, making the ditch difficult or impossible to mow. The city owns that, and thus Keith will be working with them to rectify that situation.

Bondville Fire Protection District: Attorney Robert O. Keller described how this organization provides fire protection to the homes within this district. There are currently 780 houses covered and Lincolnshire Fields is within this district. There are 3 trustees on the board and they meet 3-4 times a year at home of Robert Keller. The budget for the year is approximately \$73,000. They charge \$75 per home, with the amount being levied on the homeowner's tax bill. This fire protection district is a small unit and further away than the city facility, but if LFHA were to ask the City of Champaign for coverage, the tax levy would be much greater.

SW Mass Transit District: The Champaign MTD buses were running through our subdivision with few to no riders. The SW MTD was formed to stop these buses from running throughout the subdivision and to save the homeowners from being taxed for service in this area. \$39,000 was levied for the SW Mass Transit District. There are no plans to serve this area with bus service, and they will not raise taxes to do so. In order to break away from the Champaign MTD, the matter went to court. MTD filed a counter suit and SW has filed in Illinois Supreme Court. SW could dissolve if they either lose or decide bus service

is needed in this area. Meetings are held the 2nd Thursday of each month at Windsor Road Christian Church. The public is welcome.

Review of Past Year's Board Actions: *Scott addressed issues where the Board has taken action during the past year. These included:*

The Southeast commons has many mature trees throughout. Homeowners have taken good care of the grass and the trees in this area, however some of the trees have become a liability. They have rotted or become too large and unstable. Thus several large trees were removed this year and several trimmed to make the area more manageable and to lessen the chance of damage to surrounding homes.

The north entrance sign has received considerable attention. The sign resides on private property and a lease agreement has been signed with the owner. Shrubs and plants have been added around the sign. The lettering has been replaced. During the upcoming year, lighting will be considered after a trial basis with some solar lights. Brown Woods landscaped the area around the sign and has been paid for one year of maintenance. Since the cost is substantial and the area small, volunteers are being sought to maintain and weed this area in the future.

During the year, the Board did some brainstorming to consider long range planning and possible solutions to large scale concerns.

Competing subdivisions have some lovely entrance signs that include waterfalls and the like. We want Lincolnshire Fields to continue to be thought of as a premier subdivision. Highlighting with signs would provide more public awareness of the subdivision. As budget allows in upcoming years, it would be nice to add signs at more entrances.

Another consideration is the noise from I-57. The noise is getting louder as the traffic increases. Much of the property bordering on the highway is Club and State land. Identifying ways to abate some of the noise and to work cooperatively with homeowners, Club and State would be a worthy project.

There are places around the subdivision that lack sidewalks, and there are many walkers in our area. Sidewalks suddenly end in several places, such as at the corner of Byrnebrook and Clubhouse Drive, on Farhills, and on several sidewalks exiting the Club. The cost of new sidewalk is approximately \$6.00 per square foot, and about 1,000 (square?) feet of sidewalks are needed. Some easements on homeowner property might be required. No resolution or action has been taken on this issue.

Old Business: Scott discussed the process for investigating complaints and enforcing covenants. When the Board receives a letter concerning a potential covenant infraction, the President calls or writes a letter, informing the homeowner of the covenant and how to rectify the situation. Legally enforcing a covenant violation would have to be done through the courts. There would be legal expenses to pursue the matter. In most cases, violations have been minor. Homeowners are often unaware of the violation. Most homeowners have complied. One covenant difficult to enforce is the off street parking. Most homes in our area were built with two car garages. Current trends find more families with multiple cars. The Board has then asked that these extra cars be parked in the driveway. This at least, keeps the cars off the street.

In reference to signage, there was an audience suggestion that we talk with the Club about having them put up an entrance sign.

New Business: Scott reviewed the dues situation. \$25 has been charged for the past 25 years. This is inadequate to cover the increasing expenses. Scott asked how the members present felt about raising the dues to \$50 per year. There was a consensus that the dues need to be increased and that the \$50 was acceptable. In reviewing how this might be accomplished, the covenants state that 80% of the homeowners must approve a change. This will make the change for one year only. To make a change

that does not set dues at a specific figure in which Board members would then have to deal with again in future years, the language in the bylaws would need to be reworded and approved. A motion was made to change the covenant to assess dues at \$50 for this coming year rather than \$25. Motion seconded and passed. A second motion was made to give the Board the authority to take additional steps necessary to change the wording in the By-Laws that would allow for an increase in dues without an 80% home owner approval each year. Motion seconded and passed.

Other topics raised by members included:

Information was given about vandalism and theft in our area. Mailboxes are getting raided on weekends and someone entered a garage unlawfully in our subdivision.

A question was asked about possibly putting trees on the south side of Windsor where the new condos are located to block light and noise. Keith Padgett responded that there are future plans to replace or widen the lanes leading to the bridge over the interstate. The bridge construction would probably need to be addressed prior to doing any landscaping.

It was asked that the Board see about enforcing the timely removal of election signs. Perhaps this is something that can go in a newsletter.

Election of New Board Members:

Jeanne Martin and Bob Todd terms have now expired. They no longer wish to serve on the Board. Paul Kane and Max Mitchell have agreed to accept nominations for the vacant positions. Scott asked the floor if there was any other nomination. No other nominations being made, a motion was made to accept the appointment of Paul Kane and Max Mitchell as new members of the Board, each for a 3-year term. The motion was seconded and passed.

Miscellaneous Business: The old copper Lincolnshire Fields sign was put up for auction and sold for \$35.

Adjournment:

The annual meeting was adjourned at 8:00 P.M.

Respectfully submitted,
Jennace Linton, Secretary