

LINCOLNSHIRE FIELDS HOMEOWNERS ASSOCIATION
MINUTES OF THE ANNUAL MEETING, MAY 8, 2012

The annual meeting of the Lincolnshire Fields Homeowners Association (LFHA) was held at Lincolnshire Fields Country Club, 2210 Byrnebruk, Champaign, IL on May 8, 2012 at 7:00 P.M.

Board Members Present: Scott Anderson, Ann Webbink, Jeff Hayes, Paul Kane, Jennace Linton

Board Members Absent: John Ison and Max Mitchell

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

Scott asked secretary, Jennace Linton, if we had a quorum. It was confirmed with 18 proxy votes and 44 residences in attendance. A question from the floor asked about the Amendment to the By Laws concerning a quorum. This amendment change, voted on at the May 19, 2009 annual meeting, refers to Article X, Section 4 of the By Laws. It reduces from one fifth of members present or by proxy to one tenth of the membership present or by proxy needed to constitute a quorum at the annual meeting.

Approval of the May 18, 2011 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: After passing out copies of budget and expenditures, Ann Webbink discussed expenses from this last fiscal year and presented the new budget. Ann indicated that mailing and printing fees have more money allocated to them due to increases in newsletter printing fees and increased postage rates. Ann asked people to please mail in dues and not to leave an envelope in board member's mailboxes as the post office will remove them. 457 bills for dues were sent out. A question from the floor was asked about the number of homes who did not pay dues. Ann answered that there were 13 homes, all of which had a lien put on them for non-payment. A motion was made and passed to accept the treasurer's report.

Presidents Report

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

Dues structure: \$25 per year per home owner is not enough to pay for increasing expenses and additional services. A ballot was sent to home owners asking for their vote to change the covenants in order to increase future dues. The proposal had two components. The first part asked home owners to change the dues for the next fiscal year to \$50. The second question asked that in future years, the board be allowed to set the yearly dues as needed. The first part was approved while the second part was defeated. Dues for this fiscal year were thus billed at \$50. Unless wording on another ballot is changed and a vote is taken, the following year's dues will revert back to \$25. Scott indicated that another new ballot would be sent during this fiscal year asking homeowners to vote again. This time the wording would allow the Board of Directors the right to raise dues. However, there would be a ceiling cap.

911 Beacon Lamps: Scott explained how a beacon lamp works as a flashing signal for emergency vehicles to locate an address. The board purchased a dozen at a reduced rate. They are available to residents at a cost of \$12 and can be purchased after the meeting.

Widening of Windsor Road: Funding for the widening of the Windsor Road bridge over I-57 has been approved. They will be starting it in 2013. It will include a bike/walk path on the bridge. It will not be widened to 4 lanes. The bridge over Kirby will not be widened or support a walk path but will be resurfaced early this summer.

Support of Lincolnshire Fields Fire Protection District: The Lincolnshire Fields Fire Protection District will be on the ballot this fall to raise the rate. Scott expressed that it would be prudent to support this referendum, otherwise our area would need to ask the city of Champaign to provide fire service. This is more costly and eventually would mean that our subdivision would need to be annexed into the city.

Township Road Commissioner, Keith Padgett: Although out of order, Scott asked Keith to speak so that he might leave the meeting early. Keith stated the resurfacing of Kirby would begin June 3 and finish up in early August. The dump location and times were given where residents can take yard waste except for grass clippings. On the widening of Windsor Road bridge, he stated that the plans have not all been developed yet since the state owns the bridge and both sides of the ramps to the bridge are owned by the city. Someone asked about what could be done about the increased traffic on Farhills as it seems to be used as a shortcut and raceway. Advice was to call the sheriff. People have noticed that trees are being removed on the tree lawn area. Keith commented that if a tree is not looking healthy, it will be removed. He is also removing some Ash, Locust and Sweet Gum that appears healthy but are messy, could suffer from the Ash Borer or are potential problems for sidewalks. The township is NOT replacing trees taken out. If you wish to have a tree planted there at your expense, Keith will allow that depending on the variety of tree. On the fall and spring pick ups, Keith stated that LFHA is billed by the number of houses it stops at whether they have 1 bag of yard waste or 40. He suggests that if you and your neighbor each have only one bag, put them together at one house so the cost of pick up is less. Many people take advantage of this service and it helps the neighborhoods prepare for the upcoming season change. The audience expressed their appreciation to Keith for all his effort and work completed in the neighborhoods.

Scott again took the podium and explained that during the year, the Board did some brainstorming to consider long-range planning and possible solutions to large-scale concerns.

Missing Sidewalks: Throughout the neighborhoods, there are stretches where sidewalks are missing such as at the end of cart paths on Clubhouse Drive. Concrete for sidewalks can be poured at \$6 per linear foot by the township. They would then maintain them in the future. There is a need for approximately 1,000 feet throughout the Lincolnshire Fields area. For the safety of the residents and to encourage people to walk in the neighborhoods, additional planning to make this possible needs further study involving the township, affected homeowners, and the Club. Easements will need to be considered.

More Entrance Signs: Currently there is only one entrance sign into the subdivision. Over the last 2 years, this one has been upgraded to include new lettering and landscaping. Our area includes a mature landscaped community with a golf course, remodels, and expensive homes. Several lovely signs would make a statement at the entrances of our quality subdivision. There are 6 major entrances and perhaps one sign could be done per year. Lighting for the existing sign is also under consideration and should be planned for with any future signs.

Scott closed his report by indicating that because of the dues structure, which is now \$25 year, items such as those discussed plus regular expenditures such as insurance, lighting, and waste pick ups, do not allow for many special items to be considered. Another idea to be considered is noise abatement for the area backing up to I-57. In order to proceed with a few projects and hedge inflation with regular occurring expenses, the board will once again submit a ballot for a vote from the home owners to allow

the Board of Directors to raise dues, but with a ceiling cap. 80% of the home owners must vote yes in order to approve the change in the covenant.

Building on Relationship with LFCC: Scott has not really had the attention of the Club and asked that if anyone has a working relationship with them that perhaps a collaborative project could be undertaken. Possibilities mentioned included joint entrance sign, sidewalks, and making food service available on a limited basis to residents of the subdivision who are not Club members.

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. Residents with concerns are asked to use the web site and check to see what the covenants says about the situation. Then phone, write or email Scott and he will do a follow up.

Ed Bond, representing the S.W. Mass Transit District, stood up and addressed the audience. He discussed the history of this organization from it's formation in 2007 to present. It was formed to serve Lincolnshire Fields subdivision but does not provide bus service in the area. This was the intent as it prevents the CU Mass Transit District from offering services in the area. Anyone wanting more information or wishing to give input about the situation should talk to Ed.

New Business: The association will sponsor a subdivision garage sale on June 9th. Advertising and signs will be posted at the entrances. Hopefully many homes will participate. This is a nice way to bring people into our subdivision and showcase our area. Jeff Hayes is in charge.

Election of new board members:

There are no board members retiring. Scott Anderson would like to be re-appointed for another 3 years. He would like to continue the president position for 1 of the 3 years. Ann Webbink would like to be re-appointed to the treasurer's position for one additional year. No other nominations being made, a motion was made to accept the re-appointment Scott and Ann. Motion carried. It was seconded and passed.

Member suggestions: A member of the audience had a suggestion that might be newsletter-worthy! When a large gathering is going to take place at your residence, please ask drivers to park all cars on the same side of the street thereby making it easier for cars to proceed down the street. The same advice would apply to construction vehicles that are servicing a home in the area.

Adjournment:

The annual meeting was adjourned at 8:15 P.M.

Respectfully submitted,
Jennace Linton, Secretary