

Minutes of the Lincolnshire Fields Homeowners Association Annual Membership Meeting Tuesday, May 10, 2016

Call to Order: President John Ison called the meeting to order at 7:00 P.M. at the Lincolnshire Fields Clubhouse. John noted that more than 50+ chairs were occupied and we had received over 28 Proxies; therefore a quorum was determined. John introduced the following Board Members and thanked Doncy Beard for her previous tenure on the board.

Members Present: Ron Endsley, Jeff Hays, John Ison, Lisa Romero, Wes Seitz and Rhonda Wrona. Absent: Max Mitchell

Approval of Minutes: After a motion was made and seconded, the minutes of the May 12, 2015 LFHA Annual Meeting were unanimously approved as distributed.

Financial Report: Lisa Romero presented the Annual Treasurer's Report noting there were increases in entrance rent, landscaping and yard waste pickup. She noted the amount of dues will be determined after a budget is approved at the August LFHA Board Meeting. Notices of annual dues are sent in September and due on October 31st of each year. After a motion was made and seconded, the Financial Report was approved as distributed.

Old Business and Updates:

Keith Padgett, Champaign Township Road Commissioner, reported the sidewalk projects have been successfully completed. He noted it was very nice working with our Association and has received positive feedback.

The two additional neighborhood entrance signs have been completed under the advisement of Wes Seitz. Cory Ronk has been contracted to complete the lighting and landscaping. Utility boxes prevented a sign at Stoneybrook/Duncan and no willing homeowners were available on Windsor properties. There are no plans for additional signs at this time.

President John Ison and Vice President Jeff Hays have assisted in our website – lincolnshirefields.com, which is highly usable and working well. John encouraged residents to take advantage of the Tree Replacement Program which is explained on our website. He thought 15 or 20 trees had been planted during his tenure. He also reiterated that many homeowners have not supplied us or updated us with their email addresses, therefore

we are still mailing out the newsletters. He estimates only half of the 450 households are reachable by email. There will not be a Neighborhood Garage Sale this year due to lack of interest.

New Business:

Dues – Lisa sent 110 letters to homeowners not meeting the October 31st deadline for dues, which included an additional \$10 each late fee. In December she sent out 16 certified letters to those still outstanding. In late January, there were 8 outstanding and as of this meeting, there are 3 still outstanding. The Board appreciates Lisa's diligence to this "non-paying" job. At the last Board Meeting, it was decided to:

Send out Annual Dues Notice in First class mail instead of newsletter

Increase the late fee from \$10 to \$25

Second Notice late fee goes up to \$50

If a lien is filed, the late fee goes up to \$100 (& owner must pay lien)

Concerns about Kirby Ave. bridge over I-57 - Keith Padgett explained that the City of Champaign is responsible for Kirby west of bridge, Champaign Township is responsible for Kirby east of bridge and IDOT has responsibility of the bridge. IDOT builds roads for cars and is not emphasizing interest in walkers or bicyclists. It was suggested to coordinate our concerns with other neighborhood associations to join us in talking to IDOT.

Covenants – There are fourteen subdivisions in LFHA set up over a 21-year-old period. They are not largely uniform, and some are unreasonable and unenforceable. It takes a 80% positive vote of homeowners to change the covenants. Every tenth anniversary date they can be changed, or a majority can change that time limit. Wes Seitz has volunteered to TRY to establish uniformity and perhaps set up Guidelines. An audience member asked about overnight roadside parking. John has sent letters to some violators and has been successful. Anyone can go to our website to report offenses.

Board of Directors - Three-year terms expiring are: John Ison's second term and he declines to continue due to time concerns, Jeff Hays' second

term and offers to continue, Lisa Romero's first term and offers to continue. Ellen Cunnington and Leonard Hester offered to serve on the Board. The bylaws state a minimum of seven members constitute the Board. It was moved, seconded and unanimously approved to accept Jeff, Lisa, Ellen and Leonard as members of the LFHA Board of Directors.

Additional Comments or Concerns from Homeowners:

Keith Padgett responded to a homeowner about a new policy at the Champaign Township Office. Anyone depositing brush or limbs at their Hall must sign in at the office with their address and yard waste amount. It was observed that some contractors were taking advantage of dropping off large amounts of yard waste at their site. Bryan Wrona, Township Supervisor, noted that homeowners should be aware if they are being charged for disposal since this is presently a free service for them. There was appreciation shown for the Township services.

Wes Seitz commented about a Next Door computer program, similar to Facebook, which could be useful to our Association in sharing comments about crime or a lost dog, etc. It would be by invitation and the homeowners would choose LFHA only. An audience member had used this in a previous neighborhood and suggested that we use it only for useful information or people lose interest.

The audience joined Jeff Hays in thanking John Ison for his time and service to the Lincolnshire Fields Homeowners Association.

Adjournment: The meeting was adjourned at 7:57 P.M.

Respectfully submitted,

Rhonda Wrona