

MINUTES OF THE LINCOLNSHIRE FIELDS HOMEOWNERS
ASSOCIATION ANNUAL MEETING

5/13/2025

Attendees: Mike Marino, Joe Fejes, Randy Green, Lisa Rector, Lisa
Romero, Mark Taylor

- I. Meet was called to order at 6:30pm board introductions
- II. Secretary's Report: Minutes from 2024 Annual meeting were approved.
- III. Treasurer's Report
 - A. Budget- Lisa Romero went over budget and pointed out the increase in insurance, invested CDs into money market accounts, legal fees covering CTA, legal demands towards homeowner and energy policy.
 - B. September Dues Notice- HOA Fees are due by September 1 then late fees will be added. After December 31 certified letter will be sent and lien filed.
 - C. E-pay and automatic renewal online was explained
 - D. Dues status letters was explained
- IV. Old Business
 - A. Common area landscaping/maintenance- compliments of new landscaping looks nice. Storm damaged trees- tree removal from storm
 - B. Tree reimbursement program- reiterated the importance of the program and how it works. \$100 in your yard and \$200 for the parkway. Keith added to be aware of the gas and water lines.
 - C. Complaint form and common complaints/CC&R violations: off street parking/overnight parking, trash bins, front yard lantern/lamppost- Forms can be found online to submit complaints. An example came up of a tree doing damage on neighboring property. Fill out the form to start the process of Board addressing the complaint.
- V. New Business

- A. Legal- Airbnb/VRBO- Corporate Transparency Act, Energy Policy. Randy Green discussed these items. CTA forms have been prepared, and energy policy has been prepared if requested to approve panels. Airbnb home has been notified and legal action has been taken, the listing has been taken down to advertise as Airbnb and the house is listed for sale.
- B. Insurance- received multiple quotes, rates have raised in the market
- C. Fire hydrants are in the process of being sanded and repainted by the water company
- D. Important Dates- Spring yard waste pickup May 19, Nov 10 and 24th. Garage sale June 7
- E. Board members service status and new nominations- Mark Taylor will be stepping off the board. Lisa Rector nominated Jewell White to step on the board. No other nominations were made, Jewell was voted to serve on the board.
- F. Township updates: Keith Padgett- Reiterated being mindful of tree planting placement. Spoke about fiber installations and that this is a nationwide push.
- G. Q&A session- HOA sign on Kirby, solar panels to be adjusted or replaced. Creek weed maintenance was brought up and questioned who maintains it. The homeowners have been maintaining.

Meeting Adjourned 7:47pm