

Minutes of the LFHA Board Meeting Monday, August 19, 2013

Call to order: President John Ison called the meeting to order at 7:02 p.m. at the home of John Ison.

Members Present: John Ison, Jeff Hays, Scott Anderson, Paul Kane, Max Mitchell, Lisa Romero and Lauria Grift

Members Absent: N/A

Approval of Minutes: The minutes from the May 7, 2013 board meeting were approved.

Treasurer's Report: Lisa Romero presented and discussed the Treasurer's report covering income and expenses for the period of May 1, 2013 – July 31, 2013. Two liens were filed for the Hayes property at 2202 Byrnebruk and the Freedland property at 3101 Meadowbrook. The reimbursement from Glenshire for street lighting was discussed and Lisa is going to ask Ann Webbink, former treasurer, if that issue has been resolved. The treasurer's report was approved and accepted.

Wes Seitz was present to discuss the issue with ash trees, the emerald ash borer and their relevance to the subdivision and surrounding areas. Wes distributed information regarding the emerald ash borer, a survey listing ash trees located at homes and common areas within the subdivision. There are approximately 162 Ash trees in Lincolnshire Fields with those located in the rear yards of homeowner unaccounted for at this time. Once an ash tree is infested by the ash borer there is a nearly 100% chance that the tree will die within ten years or less if not treated. The length of continuing treatment has been debated but the general consensus is twenty years plus. Prairie Gardens carries a liquid pesticide that can be used to drench the soil surrounding the tree or professional treatment is recommended. Costs for treatment range from \$25-\$300 per tree.

Wes Seitz suggested that we hire a professional arborist to walk the subdivision and common areas to inventory all Ash trees; identify trees that are "at risk". He also suggested that the board write letters to the homeowners and provide an educational presentation at the next annual meeting. **These options were discussed by the board. It was agreed that each board member read the information provided and revisit this issue at the next board meeting.**

The subdivision wide garage sale was discussed. It was agreed that this event was an unqualified success and should continue in the future. All garage signs are currently located in President Ison's garage. It was decided that an announcement for the 3rd annual garage sale will appear in the spring newsletter and that we will try to schedule for the same date those used by Turnberry Ridge and other surrounding subdivisions to encourage increased participation by homeowners.

The web hosting issue with the Vern Magnuson, the previous webmaster, has been settled in the amount of \$1,668 and that matter is now considered closed.

President's Report:

John reported that a tree in one of the commons areas had blown down and threatened a resident's pool pump equipment. The association paid to have the tree removed.

Ellen Cunningham contacted John once again regarding the drain issue at Byrnebruk which is still an issue. Property owner Dave Jones sump pump is now in place and drainage runs into the slough. Schoonover provided an estimate of \$2,000 to replace with tiles. John suggested that a letter be sent with the following response:

1. The board has no authority to fix an issue on a private person's property, or,
2. There is no legal claim that the association should be responsible to fix this and that the homeowners should work together to determine the solution, or, get five concerned homeowners together to fix the issue.

A motion was passed authorizing John to send a letter to the impacted parties and to include as much info on our roles as an association, reiterate that the homeowners association has no legal authority and to provide the names and addresses of affected parties known by the association. The motion passed.

Old Business:

The missing sidewalks were measured and the homeowners or the golf course are involved in every case. The cost to complete the sidewalks was calculated at \$6/linear foot with 1000 feet, or, \$6,000. There are five sections that need completion. The Board voted that the priority is the curb at the intersection of Clubhouse and Byrnebruk. Also the Ponderosa pine is now gone. The country club says it is not their issue and if the Board invests the funds, they *might* agree. The main issue is the sidewalk to the corner and all options include the golf cart easement. **President Ison is going to contact Marty Smith to try to move this issue forward.**

Wes Cravens and Kathy Cravens were in attendance to discuss, their business, HOA Steward and new laws and licensing requirements regarding homeowners associations. A handout was provided. The website is still in development and John Ison is to provide feedback to Wes Cravens. John also suggested a modular format to handle treasurer's issues and options are to be discussed further with Lisa Romero.

Scott Anderson requested that HOA Steward provide a list of services with costs per homeowner and fees for full service for board members to review and discuss at next board meeting. **HOA Steward will provide the requested information.**

A contractor's estimate to duplicate the entry sign at Cobblefield was obtained and the pricing is \$21,700 (without power). Scott Anderson believes we can obtain a sign for considerably less and within the \$8,000 - \$10,000 range. It was agreed that the look of the new sign should be consistent with that of which is currently in place. Sight lines and visibility lines must be considered with Champaign County. It was agreed that the board will look for alternatives to replicate the Cobblefield sign and invite addition bids and estimates. The Country Club is still interested in pursuing signs at a reasonable price or stagger costs over a multi-year period. **John Ison will create sketches and obtain additional estimates.**

Regarding the sign at Cobblefield and Kirby, Gary Buller requested a meeting with A&R Mechanical to discuss ramifications of using electricity from his personal residence and as of this date, that meeting had not been scheduled.

Scott Anderson inquired about replacing trees at Eagle Ridge subdivision. **John Ison and Scott are going to view the area where the trees need to be replaced and contract Prairie Gardens for suggestions for acceptable trees for planting.** A motion was raised for the board to provide funds to replace up to three trees by the "interstate" edge of the property in Eagle Ridge. That motion passed.

New Business:

The dead tree has been removed in the roundabout at the end of Brynebruk. A motion was made to donate up to \$250 for a tree to be planted in that area if Dave Jones, 1702 Brynebruk, agrees to maintain said tree in the future. The motion passed.

A motion was made to assess homeowner's dues for 2014 at \$50. The Board felt it appropriate in order to build reserve, to address signage, sidewalk and drainage issues and to maintain the well-being of the subdivision. The motion passed.

It was agreed that the fall newsletter would contain information regarding the emerald ash borer issue, refinancing and selling issues, notification of the increase in annual dues, information on the yard waste pickup dates of Sept 21 and Oct 18 and a column from the President.

Adjournment: Meeting adjourned 9:30 P.M. Next board meeting will be announced in the near future.

Respectfully submitted,
Lauria Grift