

# **LOTTIVUE MEADOWS HOMEOWNERS ASSOCIATION**

## **ANNUAL MEETING**

### **MEETING MINUTES**

**NEW BALTIMORE LIBRARY MEETING ROOM**  
**6:00 PM ON WEDNESDAY, MAY 15, 2**

#### 2023 Board of Directors

**President**  
Kevin Hustek

**Vice-President**  
Kayode Ijalana

**Treasurer**  
Elliott Hurford

**Secretary**  
Laura Huber

**Social Chair**  
Jim Biewer

#### **1. WELCOME**

- a. Complete Sign-In Sheet – 15 So-Owners signed-in
- b. Collection of Proxy Forms – 2 Proxies collected

#### **2. CALL MEETING TO ORDER – 6:05pm**

- a. Roll call: Board of Directors – Hustek, Ijalana, Hurford, Huber and Biewer present
- b. Establish Quorum – Quorem not established
  - i. Huber Motion to proceed
  - ii. Second Biewer
  - iii. Motion Carries with no opposition
- c. Motion to Approve Meeting Minutes for May 15, 2024 – Biewer
  - i. Second – Ijalana
  - ii. Motion Carries with no opposition

#### **3. REPORTS**

- a. Presidents Report - Kevin Hustek
  - i. Review last 12 months
    - 1. Improved Communication
      - a. Centralized Hub for information
      - b. Monthly Newsletter during peak season
    - 2. Launched Website and online payment platform
    - 3. Executed landscaping and snow removal contracts
    - 4. Discussions with developers led to relief from some delinquencies
      - a. Inconsistent seeding of commons
      - b. Missed areas
      - c. Broken concrete – 14 Slabs Replaced
      - d. Twisted/Broken Signs - Straightened
      - e. Front Entrance
        - i. Rock Replaced and check for \$4K received and deposited
        - ii. Irrigation system for front entrance - Check received for \$1.5K held for potential repair
        - iii. Dead/missing landscaping should be completed in 1-2 weeks

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- ii. Next Steps
  1. Ensure Par follows through with replacement landscaping as promised
  2. Select front entry signage option and execute contract
    - a. Quotes presented to complete front entrance signage on rock – Engraving is NOT an option
      - i. Stud Mounted
        1. Single-sided \$3761.06
        2. Double-sided \$6005.42
          - a. \$2000 over budget
      - ii. Double-sided Painted Metal Sign over Rock
        1. \$7000
          - a. \$3000 over budget
      - iii. Additional quotes presented that far exceeded budget
      - b. Consensus of attendees agreed that the double-sided stud mount was the best approach.
    3. Re-evaluate commons to determine if over-seeding is still needed
  - b. Vice-Presidents Report - Kayode Ijalana
    - i. Website Updates
    - ii. Landscaping in Common Area near Mailboxes
      1. Leftover funds from snow and lawn used to create added beautification area in commons
  - c. Treasurer's Report - Elliott Hurford
    - i. Payment method added
      1. Now have Zelle\$ as a payment option for dues
    - ii. Budget Presented
      1. 100% of Dues collected in 2024
      2. No Increase in dues at this time
      3. Opening a Savings account to create some additional revenue from interest earned.
  - d. Nominations Report - Laura Huber
    - i. No nominations election
      1. Motion to re-elect existing board members due to no opposition
        - a. Second - Ijalana
4. NEW BUSINESS
  - e. Approval of the Fiscal Year 2024-25 Budget
    - i. Motion to approve budget – Hustek
    - ii. Seconded by Biewer
5. ADJOURNMENT