



# LOTTIVUE MEADOWS CONDOMINIUM ASSOCIATION

Annual Meeting

May 26, 2026

# 1: WELCOME

- a. Complete Sign-In Sheet
- b. Collection of Proxy Forms

Secretary to Tally both and Report during agenda item 2(b)

# 2(a): Roll Call of Board

<b>President</b> Kevin M. Hustek Elected: 5/22/25	<b>Vice-President*</b> Lynsey Dekoninck Elected: 5/22/25	<b>Treasurer*</b> Elliott Hurford Elected: 5/22/25
<b>Secretary*</b> Laura Huber Elected: 5/15/24	<b>Member-at-Large (Social Chair)*</b> Jim Biewer Elected: 5/15/24	*Denotes that Position is up for Election during agenda item 4 of this meeting

## 2(b): Establish Quorum

- Must have 35% (Bylaws, Section 8.4)
  - Equates to 19 Co-Owners
  - Proxy Forms count towards 35%
- DO WE HAVE QUORUM?
  - If yes, proceed with meeting
  - If not, entertain a motion to adjourn and reschedule (Bylaws, Section 9.6)

# 2: Approval of Agenda

## c. Approval of Meeting Agenda for May 26, 2026

2025-2026  
Board of Directors

**President**  
Kevin Hustek

**Vice-President**  
Lynsey DeKoninck

**Treasurer**  
Elliott Hurford

**Secretary**  
Laura Huber

**Member at Large**  
Jim Biewer

## LOTTIVUE MEADOWS HOMEOWNERS ASSOCIATION ANNUAL MEETING AGENDA

NEW BALTIMORE LIBRARY MEETING ROOM  
6:00 PM ON TUESDAY, MAY 26, 2026

1. WELCOME
  - a. Complete Sign-In Sheet
  - b. Collection of Proxy Forms
2. CALL MEETING TO ORDER
  - a. Roll call: Board of Directors
  - b. Establish Quorum
  - c. Approval of Meeting Agenda for May 26, 2026
3. REPORTS
  - a. Presidents Report - Kevin Hustek
  - b. Treasurer's Report - Elliott Hurford
  - c. Secretary's Report/Nominations Announced- Laura Huber
  - d. Vice-President's Report – Lynsey DeKoninck
  - e. Member at Large Report - Jim Biewer
4. NEW BUSINESS
  - a. Approval of the [Fiscal Year 2026-2027 Budget](#)
  - b. Election for four (4) Expiring Board Seats
  - c. Discussion of [Proposed Swimming Pool Guidelines](#)
5. COMMUNITY DISCUSSION
  - a. Open Discussion/Roundtable
6. ADJOURNMENT

## 3: Reports

- a. President's Report - Kevin Hustek
- b. Treasurer's Report - Elliott Hurford
- c. Secretary's Report/Nominations Announced - Laura Huber
- d. Vice-President's Report – Lynsey Dekoninck
- e. Member at Large Report - Jim Biewer

## 3(a): President's Report

- Maintain open lines of communication and transparency within the community
- Executed 2025 snow removal and Spring/Summer 2026 landscaping contracts
- [Solar Energy Policy Statement](#)
- Addressed complaints regarding Parking on Hooker Rd by Entrance

Spring 2023



Spring 2024



Spring 2025

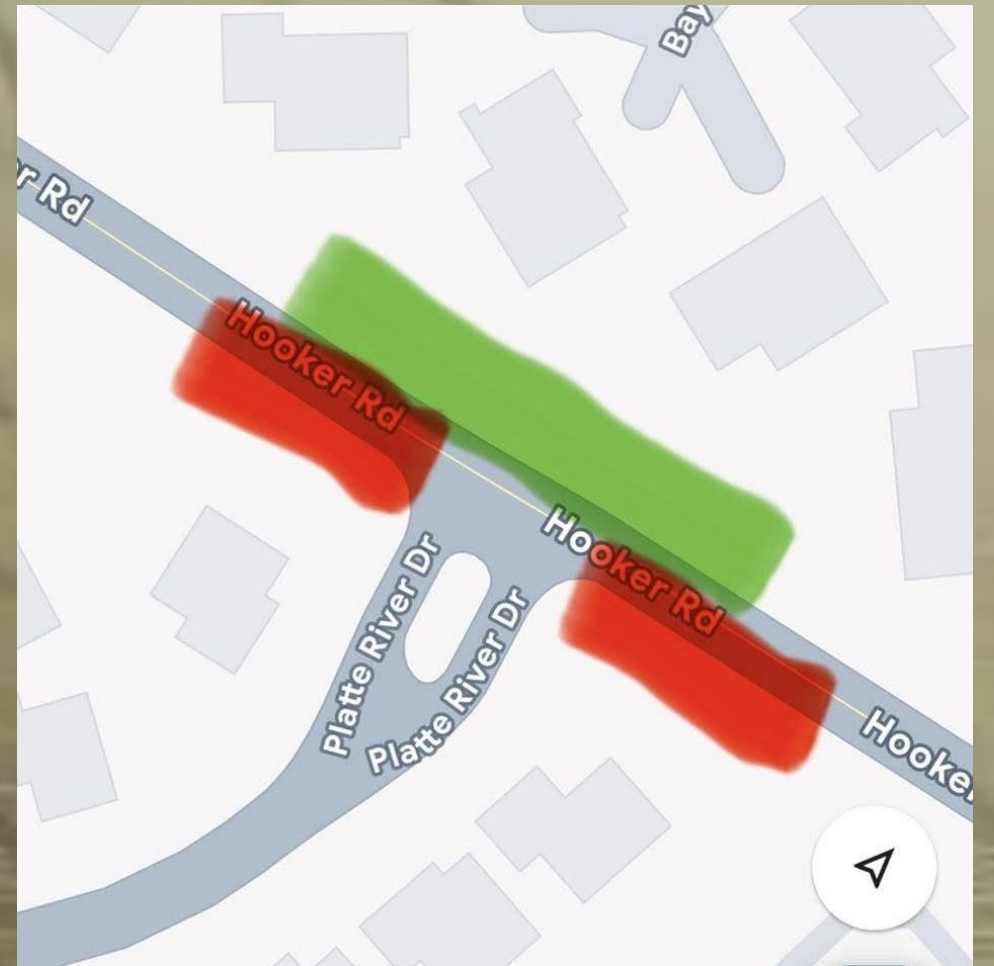


Spring 2026



# Parking Issue on Hooker Rd

- Spoke with Director Basset and Officer Wilson at Chesterfield Police Department
- It is legal to park on Hooker Rd as shown in green
- It is illegal to park on Hooker Rd 20 ft from entrance as shown in red
- Residents can contact non-emergency line to report illegal parking (586) 949-2322



# 3(b): Treasurer's Report

	2025 Budget	2025 Actual	2026 Budget
<b>Revenue</b>			
<b>Assessments:</b>			
Assessment Fees (Paid annually)	21,600.00	21,600.00	21,600.00
<b>Other Income:</b>			
Late Fees	-	350.00	-
Status Letters	-	150.00	-
Savings Account Interest Income	-	87.78	-
<b>Sub-Total</b>	<b>21,600.00</b>	<b>22,187.78</b>	<b>21,600.00</b>
<b>Expenses</b>			
<b>Admin.</b>			
PO Box/Postage/ Office Supplies	300.00	265.00	300.00
Federal Taxes	-	37.09	-
LLC Filing Fee	20.00	20.00	20.00
Website Hosting (Billed every 4 years)	40.00	-	50.00
Website Domain (Billed every 3 years)	15.00	-	-
Loss from Online Payments	-	11.00	20.00
Sub Party Expenses	300.00	223.00	300.00
<b>Sub-Total</b>	<b>675.00</b>	<b>556.09</b>	<b>690.00</b>
<b>Maintenance</b>			
Spring & Fall Clean-up	700.00	350.00	700.00
Lawn Cutting	3,600.00	3,725.00	4,050.00
Fertilizer	2,700.00	3,414.88	3,060.00
Landscaping - Flowers/Trees/Shrubs	1,500.00	-	5,000.00
Storm Water Maintenance	540.00	-	540.00
Road / Sidewalk Maintenance	-	-	-
Snow Removal	5,000.00	2,100.00	3,000.00
Tree Removal (3 years)	583.33	583.33	-
<b>Sub-Total</b>	<b>14,623.33</b>	<b>10,173.21</b>	<b>16,350.00</b>
<b>Fees &amp; Insur.</b>			
Insurance	1,300.00	1,362.00	1,600.00
Legal Fees	1,000.00	1,067.50	750.00
<b>Sub-Total</b>	<b>2,300.00</b>	<b>2,429.50</b>	<b>2,350.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>17,598.33</b>	<b>13,158.80</b>	<b>19,390.00</b>
<b>Reserves</b>			
**Reserve Fund for Deferred	2,120.00	2,120.00	2,120.00
<b>Net Income (Loss)</b>	<b>1,881.67</b>	<b>6,908.98</b>	<b>90.00</b>
Cumulative Reserve Balance	11,811.49	11,811.49	13,931.49
Actual Reserve Balance		22,722.87	
Spring Operating Balance		5,000.00	
Total Bank Balance as of end of fiscal year		27,722.87	
<b>Annual Assessment per household</b>	<b>400.00</b>	<b>400.00</b>	<b>400.00</b>
Actual Total Billed	21,600.00	21,600.00	21,600.00

# 3(c): Nominations Announced

- Lynsey Dekoninck
- Laura Huber
- Jim Biewer
- Elliott Hurford

All running unopposed – no further nominations were submitted

# 3(d): Vice-President's Report

## Beautification Committee- 2 Volunteers needed

- Future Projects/Ideas:
  - Finish mailbox landscaping to make even
  - Installation of more trees in common elements
  - Decoration for holidays at front entrance



LOTTIVUE MEADOWS  
**MOVIE NIGHT**

**JUNE 18**

ZOOTOPIA 2 & CORNHOLE NIGHT  
LOCATION: COMMON AREA

**JULY & AUGUST**

DATES & MOVIES: TBD  
KARA CT & MENOMINEE CT.

**BYOB**      Popcorn Provided



**GARAGE SALE**

July 30-Aug 2, 2026  
8:00 am - 6:00 pm

LOTTIVUE  
MEADOWS

Message Jim Biewer if planning to  
host a sale at your house.



LOTTIVUE MEADOWS

# 5TH ANNUAL BLOCK PARTY

## FOOD - GAMES - GOOD TIMES

Join us for our 5<sup>th</sup> Block Party, filled with community spirit, laughter, and positive energy! It's a great opportunity to connect with neighbors, make new friends, and celebrate our neighborhood's fantastic unity.



**SATURDAY**  
**AUGUST 29, 2026**  
**5:00PM-10:00PM**  
**LOCATION: TBD**

**BRING A DISH TO PASS**



## 4: New Business

- a. Approval of the Fiscal Year 2026-27 Budget
- b. Election for four (4) Expiring Board Seats
- c. Discussion of [Proposed Swimming Pool Guidelines](#)



# 5: Community Discussion

a. Open Discussion/Roundtable

# 6: Adjournment