



2756 Caton Farm Road
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Fields of Shorewood Association Meeting November 3, 2016

➤ Welcome

The Board meeting was called to order by Becky Lyons, at 7:01 p.m.

➤ Roll Call

Board Members in attendance:

- Becky Lyons – President
- Elliot Nazos – Vice President
- Daniel (Jake) Murphy – Treasurer
- Nichole Muhich – Secretary

Also in attendance, Kevin Szo from Nemanich Consulting & Management, Inc.

Three (3) homeowners were in attendance other than Board Members.

➤ Approval of the Minutes

A motion was made by Elliot Nazos to approve the August 25, 2016 board meeting minutes. Motion was seconded by Nicole Muhich. Motion carried.

➤ Financial Report

Kevin Szo from Management Company read the financial report. The operating account has \$ 46,308.38 and the reserves \$ 20,133.59. A motion was made by Daniel (Jake) Murphy to approve the financial report. Motion was seconded by Elliot Nazos. Motion carried.

➤ Property Managers Report

Landscape cleanup was discussed as an important item which has been lacking with Semper-Fi. FCO has cleaned planting beds along River Road and will also be installing/removing items at the northern entrance (River Road and Vertin Blvd.). Per the Boards request, Nemanich looked into vacant Lots and the possibility of a park for the Association as originally intended. After speaking with the Village of Shorewood it was discovered the park was intended in the bordering Association that was planned to the West, but has not been developed. These Lots have also had issues with keeping Lots clear of high grass but attempts with having the Village issue fines upon this Lots were unsuccessful. The explanation for not issuing fines resulted from a possible sale and the potential buyer would not purchase if a lean was against the property. The possibility of a declaration amendment was discussed for ensuring vacant Lots were held accountable for



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assessments. After consulting with the attorney, it was determined an amendment could be constructed as long as 75% of the Lots are developed and are owner occupied; so the vacant Lots do not exceed 25% of the total Lots in the Association.

➤ **New Business**

○ **Lawn Maintenance Contract 2017**

- Termination of Semper-Fi Landscaping Contract, a motion was made by Daniel (Jake) Murphy to terminate Semper-Fi Landscaping. Motion was seconded by Becky Lyons. Motion carried. (Termination Letter will be sent from the Management Company to Semper-Fi Landscaping with a thirty (30) day notice of cancellation).
- Approval of FCO Landscaping for 2017 Lawn Maintenance Contract, a motion was made by Nicole Muhich to approve FCO Landscaping for 2017 Lawn Maintenance. Motion was seconded by Becky Lyons. Motion carried.

○ **Website**

- Becky Lyons informed the owners present that the Association website was operational. More information will be added to the site in the coming months.

○ **2017 Budget**

- A motion was made by Daniel (Jake) Murphy to approve the 2017 Budget with an edit Lawn Maintenance do to the approval of FCO and increasing budgeted legal amount (Lawn Maintenance decreased to \$10,000 and Legal increased to \$2,500 which changes the Total to \$47,549 and Net Income to \$8,296). Motion was seconded by Becky Lyons. Motion carried.

➤ **Homeowner Open Forum**

- Nicole informed all present that the street signs along Trillium Lane and Vertin Blvd. were missing and needed to be replaced. Property Management will contact the Village for replacement.
- Becky Lyons discussed having Village install signs to limit parking next to corner of Wildflower and Nightshade. Management will follow-up with the Village of Shorewood about this potential safety issue.
- Open forum closed.

➤ **Adjournment – 7:35pm**

- Becky Lyons made a motion to adjourn meeting, motion seconded and carried.



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