



LOTTIVUE MEADOWS CONDOMINIUM ASSOCIATION

Annual Meeting

May 22, 2025

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

President* Kevin M. Hustek Elected: 5/17/23	Vice-President* Kayode J. Ijalana Elected: 5/15/24	Treasurer* Elliott Hurford Elected: 5/15/24
Secretary Laura Huber Elected: 5/15/24	Member-at-Large (Social Chair) 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 and Minutes

- c. Approval of Meeting Agenda for May 22, 2025
- d. Approval of Meeting Minutes from May 15, 2024

3: Reports

- a. President's Report - Kevin Hustek
- b. Treasurer's Report - Elliott Hurford
- c. Member at Large Report - Jim Biewer
- d. Nominations Announced - Laura Huber

3(a): President's Report

See standalone presentation

3(b): Treasurer's Report

	2024 Budget	2024 Actual	2025 Budget
Revenue			
Assessments:			
Assessment Fees (Paid annually)	21,600.00	21,600.00	21,600.00
Other Income:			
Late Fees		350	
Status Letters			
Fines			
Developer - Future Sprinkler Repair			
Developer - Sub Sign	-	-	-
Savings Account Interest Income	-	-	-
Sub-Total		247.25	
	21,600.00	22,197.25	21,600.00
Expenses			
Admln.			
Management Fees			
PO Box/Postage/ Office Supplies	300	244	300
Accounting	-	-	-
LLC Filing Fee	20	20	20
Check/Deposit Stamp Order			
Website Hosting (Billed every 4 years)	40		40
Website Domain (Billed every 3 years)	15		15
Loss from Online Payments			
Sub Party Expenses		259.98	300
Federal Taxes Owed		37.09	
Sub-Total	375	561.07	675
Operations			
Electric (Entry and mailbox lights)			
Water - Irrigation	-	-	-
Sub-Total	-	-	-

3(b): Treasurer's Report (continued)

	2024 Budget	2024 Actual	2025 Budget
Maintenance			
Spring & Fall Clean-up	700	350	700
Lawn Cutting	2,925.00	3,600.00	3,600.00
Fertilizer	4,680.00	5,850.00	2,700.00
Landscaping - Flowers/Trees/Shrubs	5,850.00	5,835.00	1,500.00
Storm Water Maintenance	540 -		540
Irrigation Maintenance	-		
Road / Sidewalk Maintenance	-	-	-
Snow Removal	5,000.00	1,000.00	5,000.00
Misc Maintenance Expense - Construction Sign	-	-	-
Tree Removal (3 years)	583.33	583.33	583.33
Sub Sign for Rock	6,000.00	6,310.30	
Sub-Total	26,278.33	23,528.63	14,623.33
Fees & Insur.			
Tax & Permits			
Insurance	1,300.00	1,147.00	1,300.00
Legal Fees	1,000.00 -		1,000.00
Sub-Total	2,300.00	1,147.00	2,300.00
TOTAL OPERATING EXPENSES	28,953.33	25,236.70	17,598.33
Reserves	2,160.00	2,160.00	2,120.00
** Reserve Fund for Deferred Maintenance (minimum 10% of Annual Assessment per by-laws)			
Net Income (Loss)	-9,513.33	-5,199.45	1,881.67
Cumulative Reserve Balance	9,691.49	9,691.49	11,811.49
Less Outstanding Dues			
Total Bank Balance as of end of fiscal year		19,352.25	
Annual Assessment per household	400	400	400

3(c): Member-at-Large Report

Lottivue Meadows



Hooker Rd. & Jefferson Ave
Chesterfield, MI

June 21 9:00am-7:00pm

June 22 9:00am-5:00pm

TBD Food Truck

Sat. 5/21 4-7pm



LOTTIVUE MEADOWS
MOVIE NIGHT

**MOVIE
SUGGESTIONS
NEEDED!
DATES & TIMES
TBD**

**MENOMINEE CT &
KARA COURT**

BYOB

Popcorn Provided

Monday Night Football - outdoors on the Big Screen!

Lions @ Ravens

Monday, Sept. 22



Locaton TBD...who wants to host?!



Drinks & Apps
Around the World


REGISTER NOW!

Saturday, Sept. 27 @ 5:00PM
49637 Manistee Dr.

Select a Country
and bring an app and drink of that cuisine to pass

Let's wrap this summer up as our Lottie Crew does best!

3(d): Nominations Announced



2023 Board of Directors

President
Kevin Hustek
Vice-President
Kayode Ijalana
Treasurer
Elliott Hurford
Secretary
Laura Huber
Social Chair
Jim Blewer

ANNUAL MEETING NOMINATION PROFILE

☒ YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION

NAME: Kevin M. Hustek

UNIT ADDRESS: 33809 Kara Ct., Chesterfield, MI 48047

EMAIL: kevin.hustek@gmail.com PHONE: 586-321-9034

The below information may be summarized and presented ton a candidate summary

POSITION OF INTEREST: President

PROFESSIONAL & EDUCATIONAL BACKGROUND:

View LinkedIn Profile: <https://www.linkedin.com/in/kevinhustek>

MBA from Walsh College, Bachelor of Computer Science from Baker College

REASON FOR RUNNING:

Foster continuity and structure on the board, promote transparency and collaboration among

all members of the community. Continue to build upon success of the last few years.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:

21+ years of experience in the public sector. High level leadership skills and experience on

various boards, committees, and stakeholder groups. I specialize in building relationships

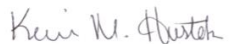
and collaboration among stakeholders, and pride my self on fostering strong partnerships.

ADDITIONAL COMMENTS:

I appreciate the faith and trust the community has placed upon me and would be honored to continue serving

as President of the association.

Kevin M. Hustek




05-17-2025

Co-owner's Printed Name

Co-owner's Signature

Date



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ANNUAL MEETING NOMINATION PROFILE

☒ YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION

NAME: Kayode J. Ijalana

UNIT ADDRESS: 49642 Manistee Dr.

EMAIL: kayodeijalana@gmail.com PHONE: 305-496-5060

The below information may be summarized and presented ton a candidate summary

POSITION OF INTEREST: Vice President

PROFESSIONAL & EDUCATIONAL BACKGROUND:

I hold a Bachelor's degree in Computer Science and have accumulated more than 14 years of experience in the IT industry,

specifically in developing and managing hardware and network infrastructure as well as software.

REASON FOR RUNNING:

I believe I have some made positive contribution to the HOA board by leveraging my skills and experience in the past, I believe

this skills will continue to be valuable to the board and fellow co-owners.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:

I have over 6 years of experience working with various stakeholders using my interpersonal, organizational, and technological skills in solving diverse issues.


I believe these skills will continue to be valuable to the board as we continue to navigate to become a more established HOA.

ADDITIONAL COMMENTS:

I am excited about the opportunity to continue to serve our HOA and continue to make positive impact on the community. I am committed to continue the collaborative engagement

with other board members, and residents to achieve our shared goals. Thank you for considering my candidacy for the Vice President.

Kayode J. Ijalana




05-17-2025

Co-owner's Printed Name

Co-owner's Signature

Date

3(d): Nominations Announced



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Vice-President
Kayode Ijalana
Treasurer
Elliott Hurford
Secretary
Laura Huber
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Jim Biewer

ANNUAL MEETING NOMINATION PROFILE

☒ YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION

NAME: Elliott Hurford

UNIT ADDRESS: 49638 Manistee Drive

EMAIL: Elliott.Hurford@gmail.com PHONE: 586 747 9765

The below information may be summarized and presented on a candidate summary

POSITION OF INTEREST: Treasurer

PROFESSIONAL & EDUCATIONAL BACKGROUND:

Walsh College BA-Finance
Certified Financial Planner Professional

REASON FOR RUNNING:

To continue to strengthen our HOA through
fiscal responsibility.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:


18 years of financial planning experience

ADDITIONAL COMMENTS:

Elliott Hurford
Co-owner's Printed Name

[Signature]
Co-owner's Signature

5/17/25
Date



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Vice-President
Kayode Ijalana
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ANNUAL MEETING NOMINATION PROFILE

☒ YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION

NAME: Lynsey DeKoninck

UNIT ADDRESS: 49633 Manistee Dr.

EMAIL: ldekoninck@eighttelevengroup.com PHONE: 989-302-2470

The below information may be summarized and presented on a candidate summary

POSITION OF INTEREST: VP

PROFESSIONAL & EDUCATIONAL BACKGROUND:

Currently the Event Manager for Eight Eleven Group. I have 14 years of Recruiting, Marketing & Event planning experience. I have a Bachelor's Degree in Advertising & PR from Michigan State.

REASON FOR RUNNING:

We were the 2nd home to move in here, I helped establish the HOA for the first 2 years during the early phases as I was passionate about making sure the developer held up to his commitments to our development, I would love to get back to helping in our community again!

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:

I have over 14 years of event planning experience and community involvement. I will bring a positive & hard working attitude to help drive unity in our neighborhood. Also helping in the first 2-3 years of our HOA/Subdivision I bring trial knowledge and experience handling the relationship with the developer that could hold value for the future.

ADDITIONAL COMMENTS:

I am excited for the potential to help grow & strengthen our community

Lynsey DeKoninck
Co-owner's Printed Name

Lynsey DeKoninck
Co-owner's Signature

5/17/2025
Date

4: New Business

- a. Approval of the Fiscal Year 2025-26 Budget
- b. Election for three (3) Expiring Board Seats
 - i. Complete and Tally Ballots



5: Community Discussion

a. Open Discussion/Roundtable

6: Adjournment