

# Timberline Valley HOA Meeting Minutes

## Annual Meeting--October 8, 2022

The October 8, 2022 Annual HOA Meeting (held virtually via Zoom) was called to order at 1:01 p.m. by President, Mike Lowery. The minutes from the previous meeting that were emailed to the board were approved by the quorum present and placed on record and posted to the HOA website. There were five homeowners present and the following board members: Ed P., Heather M., Mike L., Adrian P., Marty B., Kimi B., Michelle M..

Mike Lowery provided a summary of activities from the last year since the previous annual meeting. This included:

- Addition of trash receptacles and picnic tables to the commons areas
- City repairs to the roads that were requested through the board's efforts
- The Champaign Park District collaboration for the new park project
- Ongoing fountain and pond work including a new project for restoring the small pond.
- New website added this year for information flow to homeowners.

Mike Lowery presented an additional item being addressed. He explained that there was an incident with a small dog being attacked by a larger dog (unprovoked) within the subdivision while the small dog was being walked. The larger dog was in the homeowner's garage and bolted out toward the small dog causing some severe injury to the animal. It is being addressed privately, but the HOA board would like to remind homeowners that all pets must be restrained at all times per the city ordinances so that these types of situations don't occur.

Kimi Bradley provided the treasurer's report for the year. The following financial status was shared:

- The HOA changed banks in August from PNC to Heartland Bank and Trust due to increasing service charges at PNC.
- Homeowner's association dues should be paid by November 1, 2022 this year (more time given due to late mailing) – 189 total residences with 14 of those as rental properties.
- A PayPal option will be available on the website.
- 81 homeowners have paid their dues as of October 6, 2022
- Total current funds available to cover projects and expenses of the association were reported during the meeting session and are available to any TVN resident upon request.

The Social Committee, Adrian P. and Michelle M., shared an update about the successful ice cream social that was held in the summer as a way to gather homeowners together for a fun event as well as an opportunity for residents to meet the board and ask questions. It was shared by Michelle M. that the City of Champaign covered the cost of the event as part of the Neighborhood Services Grant. Adrian mentioned a fall activity was planned for Sunday, October 16<sup>th</sup> beginning at 4pm and to watch for more information to come via email and on the website.

Michelle M. reviewed with the group the need to collect more ballots for the covenants voting. She further explained that there was a need to combine all 4 subdivision sections created by builder, John Kenney, as each had slightly different governing documents, and all were outdated. This process brings all the governing documents into one concise set and brings them up to current day standards for use. Michelle M. shared that approximately 20 more signatures were needed to have the majority votes for passing the changes. Mike L. indicated that homeowners would be contacted personally by board members for those addresses we did not receive a ballot. Replacement ballots/paperwork can be provided.

Discussion about cleaning out pond #2 (small pond) was presented by Mike Lowery. He shared that the board had voted to contract a company out of Wisconsin to remove the silt and debris from the small lake to deepen the pond and remove the material causing algae bloom. It will be \$20,000 to remove the silt and place it on the bank to allow the remaining water in the silt to drain out and go back into the ground or the pond. The sediment/silt may be used some by the Park District and in other ways, so it will not go to waste.

Heather M. provided an update about the use of PayPal for paying HOA dues. The service has been verified and is up and running on the website. The board will need to decide on charging a convenience fee (to cover the charges that PayPal deducts from the income taken in) to the homeowner using the service. Once that is finalized, the page on the website will be activated. Anticipated activation will be 10/09/2022.

Mike asked Heather M. to provide an overview about the tree trimming that had been done on the commons areas and new trees being added to the lakes in the future. She shared that the lawncare service worked with the board to do some trimming of trees that were in the way for mowing and also the removal of a big Mugo Pine that was diseased on the large lake along the treeline on Bradley. Some additional trees will be added in strategic areas to beautify the commons either later this fall or early in the spring. The board approved an expenditure of up to \$3000 for the trees and installation.

Marty B. shared some information with the group about the research being done on solar power to support the lighted fountains on the lakes. The HOA spends a significant amount of money on power bills to run the fountains for aeration and beautification. The cost is approximately \$1000 a month. More information will be gathered and discussed as there are many government grants available for solar right now that the subdivision may be able to take advantage of in the future.

Mike Lowery concluded the meeting with a summary of plans for the upcoming 2022-2023 year. He shared the following:

- We need to replace the sign that no longer exists on the corner of Bradley and Duncan. That location cannot be used as we found out after the sign was destroyed in a car accident, that it isn't on commons property. The owner doesn't respond to requests by the HOA. So an alternative placement of a subdivision sign will be along the big lake commons area (Bradley Avenue) in the large open area just past the gate entrance where it can be seen from the road. It will have a nice backdrop of the lakes and trees and homes. He shared that he is in discussions with Boulder Designs and Bendsen Signs on style and costs so that we can have a sign installed as soon as possible.
- The new park project will hopefully begin in the spring. The CCPD board must approve the proposed project at the meeting that Mike L. and Heather M. will attend on October 12, 2022. The park will have amenities such as benches, playground equipment, flower planters and hopefully in the future a cement walking path around the small pond connecting it back to the playground area and surrounding sidewalks.
- Continue to talk with the City of Champaign about the road repairs. It was determined that the builder didn't put a base layer below the cement when it was poured, so the roads did not hold up. This was found out when the City of Champaign pulled cores from the deteriorating roads. They have planned some repairs this year and will complete others the following fiscal year.

Mike Lowery opened the meeting up for questions and open discussion. Several homeowners thanked the board for their efforts and asked additional questions about how to reduce the goose population and if the rip-rap on the ponds could be powerwashed to get the algae off and make it look nicer. Mike L. indicated he would look into that. Several board members responded about the goose population and explained how the egg oiling efforts would be continued as a reduction in goslings did occur this spring with that effort.

The annual meeting ended at 1:53 p.m.

Closed session of the board followed.

Respectfully Submitted,

*Heather A. Miller, Secretary and Webmaster*