

Timberline Valley North Homeowners Association

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Minutes for Regular Board Meeting July 19, 2022

The meeting was called to order at 6:30pm. A quorum was established with at least 5 board members present.

1. Errors on the covenants: General members pointed out the following issues with the covenants:
 - a. On Page 2, Timberline is misspelled in the first paragraph.
 - b. In Section 6 on page 5, it should read that “animals or pets shall be... leashed,” rather than “leased,” as it currently reads.
 - c. In Section 10, houses that currently have more than two pets will be protected under a grandfather clause.
2. Mike Lowery would like to continue looking into drones to monitor the lakes. They can only be flown over public accessways. Depending on size, stability, and programmability, a drone will cost between \$200 and \$400. Marty Byrne suggested looking at Horizon Hobby for options.
 - a. The HOA’s insurance premium will not be affected with the installation of security cameras on the lakes.
3. Michelle Martin provided an update on preparations for the ice cream social, which is scheduled for July 30 at 6:30. The HOA will provide individual servings of ice cream options, including ice cream sandwiches, Drumsticks, and freezer pops or another allergy-friendly alternative. A suggestion was made to look into rentable freezers. Due to the amount of shade, the social will be held on Alpine rather than Timberline.
4. Discussion was held regarding overgrowth on Duncan Road. The board will issue a warning letter to residents whose houses are in violation, and a reminder will be included with the next newsletter. Violations will be remedied by board members and fines will be issues in accordance with the new covenants.
5. Jimmy Koss will work on replacing the warped board on the picnic table near Lake #1.

6. 3103 Timberline is in foreclosure. Complaints have been received about the overgrowth and related vermin from the backyard of this property.
7. The HOA needs to file an annual NFP report with the state. Our attorneys can file for \$350 annually. Michelle Martin will research how to update and file this form with the state. Due date is August 1, 2022.
8. Marty Byrne brought forth a discussion about weeds growing in the roadways.
9. Mike Lowery addressed the three rentable bikes that have been abandoned in the neighborhood. When they are found, non-emergency police can be called, who will forward the message for City Works to come pick up the bikes.
10. Kimi Bradley brought up the option to add nano-bubblers for oxygenation and circulation in the ponds. Bubblers also prevent freezing in the winter. Research will continue.
11. Marty Byrne has two consults coming up for estimates on installing solar panels as a power source for the ponds. Questions to be considered include the type of lights, motor, etc.
12. Mike Lowry had a meeting with City Engineer Chris regarding raising the levels of the lakes. The city would not issue the necessary permit because of the 100-year flood control the lakes are designed to provide. Mike suggested creating a temporary dam using sand ballasts. The board voted unanimously to approve this measure of raising the water level in Lake #2.

The meeting adjourned at 7:43.

Respectfully submitted,
Michelle Martin
Vice President

Attendance: Mike Lowery, Michelle Martin, Kimi Bradley, Adrian Peacock, Ed Piat, Mike Murphy, Marty Byrnes, Jimmy Koss