

## **Timberline Valley North Homeowners Association**

**Post Office Box 3904  
Champaign, IL 61826-3904  
timberlinevalleynorthhoa@gmail.com**

### Minutes for Regular Board Meeting December 13, 2022

The meeting was called to order at 6:35pm. A quorum was established with at least 5 board members present.

1. The minutes from the November 8, 2022, meeting were approved.
2. Old Business: A review of the situation regarding Mike Murphy's role with the Board was given. Mike Lowery recounted that he had previously suggested to Mike Murphy that this might not be the best time for Mike M. to serve on the Board and that he might want to consider serving on the board next term, rather than currently. A resignation was never received from Mike Murphy. Therefore, Mike Lowery made a motion to remove Mike Murphy from his role as a Director. Martin Byrne offered a second. The motion passed with seven votes of assent and one abstention.
3. Treasurer's Report, Kimi Bradley: Kimi provided the board with an update on financial activity from October through December 12, 2022. As of the meeting date, ten non-lake lots and two lake lots still owe their dues for the 2022 assessment.
  - a. Kimi brought up the challenge with PayPal of identifying which address the payment should be applied to. Eight homeowners paid with PayPal.
4. Social Committee Report, Michelle Martin: The HOA has had twelve entries into the House Decorating contest. Nine are non-board members and three are board members. A committee of five non-board volunteers has agreed to act as judges for this year's contest and will relay their winning selections the week of December 18.
5. Mike Lowery provided an update on the playground:
  - a. John Ruffin and Mikal Washington, of the Neighborhood Ambassador program, encouraged TVN to apply for the Small Neighborhood Grant of \$2500 this fiscal year, and again next fiscal year, for a total of an additional \$5,000 of city funds to apply towards the park and its associated expenses.

- b. The Park Board is scheduled to meet December 13, with an item on their agenda to vote on approving TVN's park. Mike Lowery will relay those results to the TVN Board when he hears from Andrew Weiss.
6. Mike Lowery provided an update on the property of Mike Baetz. Per the TVN lawyers, there is a possibility that the City of Champaign may issue another injunction against Mr. Baetz for further violations of his property against city code. This could help address the appearance of the property.
  - a. Discussion followed about the nuisance that the property at 3103 Timberline is causing to neighboring homes. The property is currently in foreclosure.
7. Marty Byrne provided information regarding solar lighting to illuminate the new Timberline Valley North boulder. He recommended purchasing two solar-powered flood lights, at a cost of \$160 each, that can be secured in concrete at the base of the boulder. Each IP-65 light is effective for outdoor use and has a 5-year full warranty, 20-hour capacity, and 100,000 MTH. The lights will not be affected by any decorative additions that will be made around the boulder. Mike Lowery made a motion to approve the purchase and installation of these lights. Adrian Peacock offered a second. The motion passed unanimously.
8. Jim Koss recommended removing the diseased tree near the playground location if the Parks Dept were to approve the playground. A suggestion was made to ask the city to remove the tree as part of the structure's installation. Marty suggested the city might pay for new trees in the area.
9. Mike Lowery provided a list of completed projects from Calendar Year 2022, including the following items: enrollment in the Neighborhood Watch Program, transition to a new bank, approval of new covenants and bylaws, installation of picnic tables and trash receptacles, a summer festival, beginning of street repairs, removal of fence and some debris from the Baetz lot, installation of the TVN boulder on Lake 1, clearing of trees around the commons areas, communication about the need for replacement of street signs, a fall festival, and ongoing updates of the TVN resident database.
  - a. Marty suggested sending a hard copy letter to residents with these highlights, asking for comments, suggestions, and current contact information from members. Mike Lowery offered to work on a letter.
10. Mike Lowery provided a list of upcoming projects for 2023, including the following: a tentative spring build for the TVN playground, restoration of Lake #2 in April, continuation of street repairs, summer and fall festivals, and the planting of various shade trees around the lakes.

The meeting adjourned at 7:35.

Respectfully submitted,  
Michelle Martin  
Vice President

Attendance: Mike Lowery, Michelle Martin, Kimi Bradley, Adrian Peacock, Ed Piat,  
Martin Byrne, Jim Koss, Sherri Akers