

Timberline Valley North HOA Meeting Minutes

May 10, 2023

The May 10th, 2023 TVN HOA Meeting was called to order at 6:26 p.m. by President, Mike Lowery. The minutes from the previous meeting were emailed to the board in advance, reviewed and discussed at the meeting for any edits, and were approved without changes by the quorum present and placed on record. All board members were present for the meeting (Officers: Lowery, Martin, Bradley, Miller and Directors: Akers, Byrne, Koss, Peacock, Piat)

Mike L. provided an update on the park partnership with the Champaign Park District (CPD). He indicated that the surveying would take place soon so that a new plat map could be generated for that area. This will be completed in June and then the playground would likely commence in September/October for phase 1 of the playground. There was discussion about checking on the \$2500 city grant money to be sent to the CPD since it was already approved by the City of Champaign so we would be eligible for another \$2500 once the new fiscal year begins. Mike L. indicated he would check on this with the city.

Mike L. shared about the #2 Lake restoration (small lake in the middle of the subdivision) project and the company pumping out the silt from the bottom. The contractor provided a new estimated start date of May 28th. The area has been excavated to plan for the silt bag placement.

Michelle M. reported further about the geese and egg oiling program. They oiled 7 nests (42 eggs) and only 15 goslings were counted as hatching of the 42 eggs. Michelle proposed a donation of \$200 to the Friends of Geese program for their 3 days of help with the oiling project. The motion was 2nded and approved unanimously by the board.

Kimi Bradley provided the treasurer's report covering the following topics:

- The treasury audit has been completed by two non-officers of the board (Koss and Byrne) for 2022 (March 1 through September 30th 2022) and 2023 (October 1, 2022 through April 2023).
- The property tax paperwork has been completed and the name change to Timberline Valley North HOA has been made as well.
- Kimi reviewed the expenditures for the month and shared information on homeowners that needed to still pay their dues. There are 4 outstanding payments for dues by homeowners. Liens and fees associated with recording them was discussed, should the need arise for these outstanding payments.
- Kimi provided information on other expenditures and current balance in the HOA treasury.

(Note: Total current funds available to cover projects and expenses of the association are available to any TVN resident upon request, but are not publicly posted or listed in the minutes of the meeting)

Adrien and Michelle reminded the group of the date for the all-subdivision cleanup as June 3rd. More details will be sent out on email. A reminder of the upcoming Garage Sale date (May 20, 2023) was also shared -- to be held in conjunction with Timberline Valley South Subdivision. The advertisement split between TVN and TVS was placed by Kimi B. in the newspaper and posted to our HOA website by Heather M..

Heather M. shared suggested calendar dates for HOA board meetings and newsletter release dates with the board to follow the current bylaws requirements. The board voted to have meetings on Wednesdays going forward (motion made, seconded and approved unanimously). Heather will post all the future meeting dates on the website and in the next newsletter. Newsletters will be finalized in the 3rd week of January, April, July and October and sent out in the 3rd or 4th week of said month. This will allow any new items that arise at the board meetings the 2nd Wednesday of the month to be included. She mentioned that all other time sensitive items can be emailed out directly to the

membership in a separate email blast as needed. Heather M. asked for new newsletter items to be sent to her for the upcoming July newsletter release.

Heather M. provided information to the board about a discussion with a homeowner about a light mounted on the side of their home that didn't meet the city ordinance and was shining into yards/windows of other homeowners. The issue was resolved.

Heather M. requested more information on the reimbursement of a board member (J. Koss) who has been helping remove garbage from the commons garbage cans. The board discussed the best approach to handling this by suggesting a form be completed detailing reimbursements of mileage, supplies and personal garbage can space being used for HOA trash so that it would not be misconstrued as hiring a board member. This was agreed to be the new process for any reimbursements (in addition to submitting any receipts) so that HOA record-keeping was more detailed in case of an audit.

Heather M. provided an update on the ornamental grasses to be purchased from Prairie Gardens (Feather Reed Grass 'Avalanche'--a variegated ornamental grass that is 3 to 4 feet high at maturity.) These will be planted behind the new HOA sign to beautify the area. This will be done in addition to the CPD flower garden program for the front side of the sign. Heather offered to plant the grasses.

The board reviewed some specific items in the new bylaws that were finalized by the lawyer for the HOA in January 2023. No proxy voting was discussed as well as the rule on fences. Spending amounts by the president were reviewed without board approval/additional signatures. There was discussion about updating the architectural form and any bylaws section that didn't make sense. Mike L. indicated he would look into some older documents for guidance about the fences as well. Some amendments may be discussed by the board going forward to the bylaws to correct a couple items.

Mike L. brought up that the island bed on White Pine and Sharon Drive is overgrown and needs some attention. Since it isn't part of the regular commons it has not been attended to regularly by the HOA and was previously cared for by the residents in that area. Heather offered to go down after the meeting and send photos to the board of the current state and provide recommendations on next steps for removals and any replantings.

Meeting adjourned at 7:35 pm

Respectfully Submitted,

Heather A. Miller, Secretary and Webmaster