

## Timberline Valley North Homeowners Association

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### Minutes for Regular Board Meeting November 8, 2022

The meeting was called to order at 6:30pm by Mike Lowery – TVN HOA President.  
A quorum was established with at least 5 board members present.

1. The minutes from the October 11, 2022, meeting were approved.
  - a. (Note: the minutes had been informally approved via an email vote of board members earlier in the month.)
  
2. Mike provided an update on the pond restoration project. The latest water temperature reading was 46 degrees. The water temperature must be above 55 for the company to keep their divers in the water. Therefore, the project has been pushed back to Spring of 2023.
  - a. The price of the project could be higher than quoted because this quote will expire before the project can be completed.
  - b. Dirt will be removed via a 4" or 6" hose running through the drains.
  - c. A \$400 fee has been submitted to the city for the necessary permits.
  - d. The silt will be moved to a designated place on Lake 1. It will take approximately 6 months to dry out and must be turned over.
  - e. Silt will be available to whomever would like it, including the city for the potential playground. People wishing to use it must haul it themselves.
  - f. There is currently not a specific plan as to who will be responsible for unclaimed product
  
3. Mike provided an update on the playground. Mike and Heather presented to the parks department. The HOA is waiting to hear back on approval from Champaign Parks. We should hear something in the month of Nov. Funding for the park will be provided by the following:
  - a. \$5,000 from the HOA.
  - b. \$5,000 from the Miller family in Luke's honor.
  - c. \$10,000 from the city.
  - d. The remaining balance will be covered by grants.
  
4. Mike provided an update on progress with signage for the HOA. A subcommittee had been selected and consisted of Marty Byrne, Adrian Peacock, Sherri Akers and Mike Lowery. They chose a design from a number of submitted samples

based on size, color, appearance, and font. The subcommittee's choice was presented to the board for final approval

The final design was selected from Boulder Designs, with a Total of \$4,352.68.

- a. The sign will be placed along Bradley Avenue with the lake as a backdrop.
  - b. The sealant for the sign has a 10-year life span
  - c. The HOA is considering adding solar lighting.
  - d. There is the potential of the park district adding a flower bed around the sign.
  - e. Michelle Martin made a motion to approve the sign; Martin Burns added a second. Motion passed unanimously to purchase the sign.
5. Mike brought up the possibility of making a \$25 donation to the Wildlife Medical Clinic at the University of Illinois for services they provided for injured geese from the neighborhood.
- a. Jim Koss suggested raising the donation to \$100, with no opposition expressed from the board.
  - b. Jim Koss made a motion to donate the \$100 to the Wildlife Medical Clinic. Ed Piat offered a second. Motion passed unanimously.
6. Mike relayed information from Heather regarding the Fall Festival that the HOA held on October 16. Heather indicated that the gathering was successful, with between 55 and 60 people in attendance.
- a. The festival included yard games, fall treats, and a firepit on Heather's driveway where people could make s'mores.
  - b. Heather and Adrian will work together to submit receipts and paperwork to the city to receive reimbursement through the city grant program.
  - c. Heather expressed her appreciation for everyone who was able to help with setup, attending, and cleanup.
7. Heather provided a written update on PayPal and the HOA's website. She indicated PayPal is up and functioning well, with several homeowners having used it to pay their dues.
- a. PayPal is now set up for automatic weekly transfers of payments to the HOA account on Mondays.
  - b. Heather requested that any news for the website be sent to her. She has newsletters and recent minutes on the website, as well.
8. Michelle provided an update on the process of gathering signatures for the covenants update. As of meeting time, the HOA needed twelve additional signatures: six from Subdivision 2 and six from Subdivision 6.

9. Michelle provided an announcement that it is time to get ready for the annual House Decorating Contest.
  - a. Prizes will be the same as last year, \$100 for first place, \$50 for second place, and \$25 for third place.
  - b. New this year will be the rule that winners from the previous year are not eligible to place in the top three.
  - c. Tentative dates for the contest will be as follows:
    - i. Entries must be received by Friday, December 9.
    - ii. Judging will occur the weekend of December 17/18.
    - iii. Prizes will be awarded the week of December 19.
  
10. Kimi provided a Treasurer's Report with the following details:
  - a. The current balance of the HOA is \$87,641.56.
  - b. 171 Homeowners have paid their annual dues.
    - i. 18 are outstanding, including 3 lake lots and 15 non-lake lots.
    - ii. One homeowner paid due twice, once via PayPal and other via traditional check. Kimi is working on returning their duplicate payment.
  
11. Mike provided an update on the Baetz property. Per Joseph Souligne, HOA attorney, the city will place a lien on his property to cover the costs of fence demolition. Joe indicated there is the possibility the city's efforts could potentially lead to foreclosure of the home and a new homeowner.
  
12. Mike requested that the board continues forward with putting together a welcome newsletter and gift for new homeowners. Michelle will resume working on the newsletter, and Adrian will assist with purchasing a plant or gift card from Prairie Gardens that can be given as a welcome to new homeowners. A limit of \$25 was established for the welcome gift.
  
13. Open Comments:
  - a. Jim mentioned that Nancy Beth and Bonnie Blair have both been marked to prepare for construction. Road replacement has already begun on Timberline Drive. Valerie Drive will be next.

The meeting adjourned at 7:22. By Mike Lowery - President

Respectfully submitted,  
Michelle Martin  
Vice President

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

