

Timberline Valley North HOA Meeting Minutes

June 13, 2023

The June 13, 2023 TVN HOA Meeting was called to order at 6:31 p.m. by Vice President, Michelle Martin.

The minutes from the previous meeting were emailed to the board in advance, reviewed and discussed at the meeting for any edits. They were voted on and approved without changes by the quorum present and placed on record. Board members present for the meeting were officers Martin, Bradley, Miller and At-large directors Akers, Byrne, Koss, Peacock, and Piat.

New Business

- The board formally acknowledged and accepted the resignation of board member Mike Lowery that was received in writing. There was no vote to change the board leadership at this time. Vice President, Michelle Martin, will address HOA matters and initiate meetings in absence of a president-designee.
- Michelle Martin reported that the HOA-retained lawyer has not heard from Greensides about formally signing the termination of the mowing contract initiated by Mike Lowery. The lawyer indicated they received a verbal message on voicemail that they no longer would mow for us and would sign the document. Greensides has not returned calls to the lawyer or anyone on the board who has tried to reach them to finalize the matter. There was further discussion that the full board should have been involved in the decision about contract termination before it occurred and contacted Greensides about any service concerns to let them have time to address them.
- Kimi Bradley invited Rich Lustfeldt from Happy Green Services to the meeting to provide a proposal for mowing and turf treatments for the commons areas with the termination of Greensides occurring mid-season. He provided informational packets and pricing information for discussion. A second bid was to be collected later that week from another contractor. The board had a few questions needing clarified and asked that Heather Miller follow up with Happy Green to gain further clarity, but voted to accept the current proposal given at the meeting to finish out the remainder of the season. The motion passed unanimously. Heather will send additional information via email to the board once contact is made with Happy Green and notify the other contractor that we no longer needed a proposal.
- Additional discussion occurred about lake lot owners planting gardens, trees and leaving other items on the commons areas on areas needing mowed. The board requested that Michelle send out a letter to all lake lot owners about removing paddle boats, fire pits, non-active gardens and other items. The letter will include in it that the HOA will assume the mowing and maintenance of all commons areas going forward and that homeowners should not mow down to the lake anymore. This will alleviate the matter that grass clippings were being put into the lake causing more organic matter to create algae growth. Additionally, all non-active gardens that were placed on the commons area will need to be removed and all other spaces that are active need to be cleaned up and well-maintained.

Officer Reports and Standing Committee Reports

Treasurer's Report:

- Kimi reviewed the expenditures for the month and shared information on homeowners that needed to still pay their dues. There are 2 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 all 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)

Architectural Committee Report:

- Solar panel installation in the subdivision has to be certified and building permits secured through the City of Champaign. All documentation will be sent to the architectural committee for approval. It was requested to add this to the next newsletter.
- Clarification about the fencing covenant: 3' fence or shrubs are only allowed from the front of the house to the road so as not to block view and for aesthetics. Fences may be 6' for backyards and homeowners may seek architectural approval for taller than 6'. Must meet city ordinances for fence heights as well.
- Heather Miller noted that we can add more information to the website as well.

Social Committee Report:

- The ice cream social has been tentatively planned for July 29th at 6:30pm in the commons. More information will come and details sent to homeowners on email and signs put up the week of the event.
- The committee requested an additional \$300 in their budget from open funds, as they only have \$500 left. There are several activities left to do for the year where the additional funds will be used. They will also continue to look for grant opportunities through the City of Champaign.

Grounds/Lakes Committee:

- Information about the mowing contract was covered under "new business" as well as cleaning up the commons in general.
- Heather Miller offered to contact the lake maintenance contractor about when the next applications were scheduled and about the fountains' repair status.

Old/Unfinished Business

- OSR's work on the small pond has been completed. Michelle Martin is in contact with OSR for clarification on some maintenance and next steps.
- The Champaign Park District has completed their work surveying the small pond and commons area connected to it for the Friendship Park Project. Michelle Martin will contact the CPD to get an update on timing and other information regarding next steps for the project.
- Heather Miller shared that the next newsletter will be sent out via email to homeowners at the end of July as scheduled. She requested items for insertion into the newsletter.
- Several street signs are scheduled for replacement in the subdivision as they are not in good shape. This should happen through the Champaign Public Works department soon.

Meeting adjourned at 8:11 pm

Next meeting will be held at Kimi Bradley's home at 3109 Valerie Drive.

Respectfully Submitted,

Heather A. Miller, Secretary and Webmaster