

# Timberline Valley North HOA Meeting Minutes

**July 12, 2023**

The July 12, 2023 TVN HOA Meeting was called to order at 6:47 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.

## **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)**

### **Grounds/Lakes Committee:**

- Heather Miller provided an update that she had been talking weekly with the lake contractor, Bill. He has been giving information on the products applied and work being done as well as suggestions on future plans.
- The fountains have all been sent off now to the manufacturer. They had to be shipped in special boxes they were waiting to receive so that they are insured. They will be reviewed and an update provided on their condition once they have been looked at by a technician.
- Happy Green has provided a proposal to remove the large amount of weeds on the east end of the finger lake with their crew. The group discussed it, and voted to approve the removal.
- Jimmy noted that all street signs and poles were replaced recently by the City of Champaign so that they are now all readable both during the day and in the evening.
- Heather provided an update that she spoke to City of Champaign arborist several times about work on our easement trees. She shared that she spent 2 hours driving the subdivision and created a GOOGLE map with nearly 40 trees marked with GPS coordinates indicating notes for each tree species and what needs done on each tree for the city to use for their upcoming work on our area.

### **Architectural Committee Report:**

- Heather Miller provided a draft of an architectural committee policies document for discussion and review. This document is similar to other HOA's around the area as a helpful resource for homeowners to understand the general policies of the subdivision.
- This draft was discussed by the group in detail, minor changes were requested and then it was voted on and requested that it be added to the website.

### **Social Committee Report:**

- The ice cream social will be held on August 1<sup>st</sup> from 6pm to 7:15pm to coincide with the National Night Out promotion by the City of Champaign. We will receive a grant to cover the cost of our event in full. We are ordering slap bracelets that light up for walking at night, will get drinks and ice cream. The event will be held

in the commons down by the small lake again. More information will be provided in the newsletter and flyer that will be handed out to each homeowner.

### **Old/Unfinished Business**

- 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.
- An election to fill the president's role was held and Michelle Martin was elected unanimously by the board to fill the open position of President. To back-fill the open Vice President position, Marty Byrne nominated Sherri Akers for Vice President and was voted in unanimously to that open position. Additionally, Marty Byrne made a motion that Mike Murphy be asked back to fill the open position on the board through the end of this term until the new election held in the fall due to being removed from the board without proper procedure. The bylaws were not followed. Discussion occurred and a vote taken. The motion carried to have Mike Murphy rejoin in the open director's position through the end of the current term.

### **New Business**

- There was general discussion by the group about any ongoing concerns and other activities within the subdivision to be aware of or may need attention.
- Michelle noted that there will need to be preparations for the upcoming elections, dues mailing and annual meeting. She requested that all members decide by end of July if they plan to run again for reelection for the board.
- Kimi shared that IDNR and the Illinois Department of Agriculture also do ethical goose harvesting yearly and that we can apply for them to do it on our subdivision grounds for next year as another population control option. She said she would look into what needs to be done to complete this.
- Jimmy requested that we work on violation notices in the next month again, and a letter be sent to homeowners along Duncan about trimming up their trees. Michelle Martin shared she would work on updating a letter and notice documents so that the board can get those out to those needing to receive them.

Meeting adjourned at 8:43 pm

Next meeting will be held at the home of Michelle Martin

Respectfully Submitted,

*Heather A. Miller, Secretary and Webmaster*