

# Timberline Valley North HOA Meeting Minutes

**August 9, 2023**

The August 9, 2023 TVN HOA Meeting was called to order at 6:30 p.m. by 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 with minor amendments 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 3 leins, and one resident recently paid. Kimi noted that it is now \$70 to file a lein with the recorder's office.
- 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 from the lake control contractor regarding the fountain repairs and pond control efforts. One fountain would need a complete rebuild and waiting on the other two fountain reports to determine next steps for replacing or repairing. Lake control is ongoing and has included phosphorus remediation as well as other controls. With the small pond having some silt removal completed by the other contractor, it is being treated as a new lake so control methods will have to be adjusted with the new environment bottom sediment.
- Solar lights were suggested to be added to the "no trespassing signs" to light them up at night and to show people where the pet disposal bags are located when walking at night. These will be installed soon as the item was approved by the board members.
- There was a small fish kill during the heat wave on the large lake, but scavenger birds cleaned up most of them prior to removal. No other fish kills were noted on the other two ponds.
- The board reviewed a concern expressed through an email sent to the HOA email regarding goose droppings along public sidewalks in the subdivision. Because these are public sidewalks, no action was determined necessary by the board. It was suggested that in the next newsletter we ask homeowners to keep their respective walks clean of all debris if possible to help everyone safe.
- Heather provided an update that she spoke to City of Champaign arborist again and that three of the dead ash trees and a pear will be removed soon. The tree that came down during the storm on Bonnie Blair was removed quickly by the City of Champaign.
- There are weeds growing in all the rip rap areas especially on the small lake and finger lake. One homeowner that lives on the small lake is now trimming them down fairly regularly but the finger lake is becoming an issue. Heather indicated she will look into water-safe spraying options and report back. Also mentioned was the need to do a rotation of board members or ex-officio members for cleanup of the Island bed recently restored as it has gotten weedy again.

### **Architectural Committee Report:**

- The new architectural guidelines document has been posted to the website, per Heather Miller
- Michelle Martin shared that she is beginning to gather addresses to enforce violations that will have the expectations included and timelines for correcting the issue of concern per the covenants. Letters will begin to be mailed or hand-delivered

### **Social Committee Report:**

- The ice cream social held on August 1<sup>st</sup> from 6pm to 7:15pm that coincided with the National Night Out promotion by the City of Champaign went well. It was attended by approximately 40 people including representatives of the Parkland Police force, Champaign Fire Department, Champaign Police Department and City of Champaign. It was a nice night and the glow bracelets were handed out. The City of Champaign Neighborhood Services grant for the special event will cover the cost of this activity. No HOA funds were used to cover the expenses. Michelle provided the document for everyone to sign at the meeting to receive the grant reimbursement.
- Garage sale date was changed to August 26 to coincide with neighboring subdivisions. An email blast will be sent out to notify homeowners.

### **Old/Unfinished Business**

- The vacant position on the HOA board was voted on at the meeting. Marty nominated Mike Murphy and Sherri seconded the motion. Motion carried. Mike Murphy will serve for the remainder of the 2022-2023 fiscal year (ends September 30).
- Park update—Michelle contacted the Champaign Park District to have further discussion and planning after receiving concerns from neighbors during the recent ice cream social. There will be further discussions on next steps with Sarah the Park District Director soon.

### **New Business**

- Concerns were expressed about the solar panel companies canvassing the subdivision and that everyone needs to ask for their permit from the City of Champaign.
- Michelle mentioned the need to follow the bylaws and form a nominating committee if there were board members that did not wish to run for the next election. Everyone indicated they would like to remain on the ballot for voting so a nominating committee was not needed.
- Preparations for the annual meeting were discussed including the mailing of the ballots with the dues forms. This information will include the annual meeting date, time and location and other pertinent information. The HOA will provide cider and donuts from Curtis Orchard for those that attend. Attendees should bring their own chair. The meeting is set for October 14<sup>th</sup> at 10am with October 15<sup>th</sup> at 2pm for a rain date. The meeting will include reviewing an annual budget prepared by the treasurer, future plans for the subdivision and general discussion and question period. Email reminders will be sent and the information put on the website as well.

Meeting adjourned at 8:10 pm

Next meeting will be held at the home of Kimi Bradley.

Respectfully Submitted,

*Heather A. Miller, Secretary and Webmaster*