

Timberline Valley North HOA Meeting Minutes

September 13, 2023

The August 13, 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. They were voted on and approved by the quorum present and placed on record. Board members present for the meeting were officers Martin, Akers, Bradley, Miller and At-large directors Byrne, Koss, Murphy, Peacock, and Piat.

Representatives of the Champaign Park District (CPD) attended the beginning of the meeting to discuss the proposed park project. Andrew Weiss discussed that the replat of the commons area is in process with the City of Champaign. Additional discussion about next steps including transferring the title of the land to the CPD was covered by Mr. Weiss. Renee Beard of Cunningham Recreation also attended the meeting to bring information on park design and ideas on various types of equipment that could be utilized in the park design. Additional discussion regarding concerns received from neighbors was shared with Mr. Weiss. More information will be collected and ideas on how to make the commons space useable, safe and non-invasive for neighboring homes was discussed. Renee has designed some of the most creative parks (both elaborate and simple) and brought catalogs to show options on various options from large-scale pieces to a more natural play space. More discussion will be held in the future as the process moves forward. Budget was discussed including the grant money received from the City of Champaign and future grants the HOA will apply for in the future.

NEW BUSINESS

Michelle Martin brought up the concern of the weed growth around the holding bag for the pond silt as well as the restoration of the land after the bag silt dries out. It will take up to 8 months for the bag to fully dry, so the project will be reviewed again in the spring of 2024. It was decided that we should not spend money on weed removal since the bids were expensive and we will be renovating that area in a few months which also has a significant cost. To be good stewards to the budget, the board decided to forego weed removal.

Heather Miller reviewed the next steps suggested for the fountain issues. The fountains are 10+ years old and the motors were checked by the manufacturer and could be rebuilt which comes with a 1 year warranty. A new motor comes with a 3 year warranty. Repairs to each motor were around \$1700 each while a new motor for the smaller ones were approximately \$3800 and the larger one \$4358 for the big pond. If the HOA pays for repairs only there is also a service charge per motor for evaluation services. If the HOA purchases new motors there is no evaluation fees. After discussion the board voted to purchase the three new motors. The vote passed unanimously. The flower float, light can and cables do not have to be replaced. It was proposed that a line item be put in the next year's budget for the 4th fountain motor in case it goes bad during this next fiscal year for planning purposes.

Michelle Martin brought up that the board received an email from an unidentifiable sender about geese and egg destruction in the area. It was discussed that it might have been spam—no action was taken.

Michelle also shared that covenant violation notices will be ready to send out by Sunday September 17th to homes in violation of various items such as garbage can placements on non-trash days, inoperable yard lights, temporary fences, yard maintenance issues, etc.

Officer Reports and Standing Committee Reports

Treasurer's Report:

- Kimi Bradley reviewed the expenditures for the month and shared information on homeowners that needed to still pay their dues. There are two homes at this time that are behind on their HOA dues.

- 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 that the silt removal wasn't as thorough as thought. Solitude employees found areas around the small pond inlet and other areas of the pond that had significant number of inches (6 to 8" in some places) of silt that had not been removed. The area around the fountain was cleaned more thoroughly by the contractor after Solitude did recent silt measurements. Treatment applications for all ponds continue including phosphorous to reduce algae and other growth. The variation on the pond floor creates complexities in treating the pond.
- Solar lights were 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 were installed by Ryan and Heather Miller on behalf of the HOA and appear to be working well.
- Heather provided an update that she spoke to City of Champaign arborist again and they plan to remove all the dead trees on Gold Medal and Bonnie Blair Drives in the next week or two. These areas have been JULIE located.

Architectural Committee Report:

- Michelle Martin shared that she continues to gather addresses to enforce violations. These notices 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 within the next week.

Social Committee Report:

- Discussion was held regarding hosting the fall festival again or some other event at the north end of the subdivision. Sherri Akers and Martin Byrne offered to host at their neighboring homes in the cul-de-sac at the north end of the subdivision for a fall festival. More details to come—tentative date of Sunday, October 29th at 4pm.

Old/Unfinished Business

- NONE

New Business

- Upcoming events/dates were shared: Annual meeting on Saturday Oct 14 at 10am and Rain date of Oct 15 at 2pm. Electronic Recycling date is Oct 14th and appointment is needed. Yard Waste Collection Dates are October 18, Nov 1, Nov 15 and Dec 6 for our subdivision.
- Preparations for the annual meeting were discussed. The HOA will provide cider and donuts from Curtis Orchard for those that attend. Attendees should bring their own chair.
- Next regular meeting will be Wednesday November 8 at 6:30 at 3305 Timberline Drive. The board will meet following the annual meeting for the September regular meeting.

Meeting adjourned at 8:34 pm

Respectfully Submitted,

Heather A. Miller, Secretary and Webmaster