

Timberline Valley North HOA Annual Meeting Minutes--October 14, 2023

The annual meeting of the TVN HOA was called to order at 10:11 a.m. by President, Michelle Martin.

Michelle Martin shared introductions of all the board members and welcoming remarks. Board members present for the meeting were officers Martin, Akers, Bradley, Miller and at-large directors Byrne, Koss, Murphy, Peacock, and Piat. Michelle Martin recognized Mike Lowery for his contributions to the board prior to his resignation earlier this spring.

A review of the 2022-2023 projects, activities and accomplishments were shared by President Martin and the respective board committee chairs (Lakes/Commons areas, Architectural Committee and Social Committee):

- **Lakes and Common Areas Report:** Heather Miller reported on behalf of the Lakes and Commons Committee. She shared that there were many projects and ongoing efforts throughout the year on these areas. This included a change in vendor for our mowing contract, the removal of silt from the small detention pond, cleanup of the island bed on Sharon Drive, removals around all the lakes of various stumps and shrubs planted on HOA commons property, the flower Island project around the subdivision sign (collaboration with the Park District), installation of solar lights on the “no trespassing” signs, installation of doggie waste bags, garbage cans and picnic tables made available in the commons and continued efforts on lake treatments with our contractor. We also participated in the goose egg oiling program and will continue to do so along with investigating other methods and options to reduce the goose population on the lakes.
 - **Park Project Details:** this project has had further discussion over the last 5 months with homeowners that expressed concerns about large play structures placed in the open commons area along Alpine Drive. More feedback was collected at the ice cream social held this past summer. While the TVN HOA and Park District were waiting on the approvals over the summer of the survey conducted and land replat process from the lawyers and City of Champaign engineering department, the board had a meeting with the Park District and design consultant to discuss a change in scope to the size of the park equipment. An adjustment to the scope of the park plans was shared and those present expressed support for a smaller park footprint that included a walking path and benches. There are additional steps to the approval process that will take place this fall and then the Park District Board will review the replat and proposal. Homeowner, Mike Lowery, shared a concern that the park project wasn't moving forward based upon a discussion with an individual at the Park District he contacted. The board shared with everyone present that the information was not accurate and that the park project scope was simply being adjusted and still moving forward. Further discussion about the project scope commenced with homeowners present.
 - **Lakes Details:** the silt removal project was conducted in early spring in the small pond, resulting in the silt bag on the south lake that is drying out for 8 months before the area is rejuvenated. The weed growth around the bag is normal and will be removed in the spring when the area is cleaned up and repaired. Additional expenses to remove the weeds and clean up the area were not in the budget and funds are limited after unexpected fountain expenses. The board chose to save the cost of cleanup for the full work in the spring. Three of the fountains needed repairs to become functional again, so the board voted to purchase new motors for our existing fountain floating mounts and each come with a 3 year warranty. The previous motors lasted 11 or more years and one of the old fountains is still operational. The board budgeted into this year's plans replacing the 4th motor should it discontinue working. Lake treatments continue including the use of a new product that removes phosphorous from the lake to reduce algae bloom in the summers. The silt removal in the small pond helped some but they did not remove as much silt as hoped based upon silt depth measurements taken by our lake management group.
- **Architectural Committee Report:** Martin Byrne discussed the new forms that are available on the TVN website which include an updated architectural form and a summary of the architectural policies as referenced in the covenants of the subdivision. Both items are available for download as references for all HOA residents. He provided a friendly reminder to review those items before commencing with a project and to communicate via the HOA email or form found on the TVN HOA website to make request or when a homeowner has questions.

- **Social Committee Report:** Sherri Akers and Michelle Martin provided updates on the activities held the past year including cleanups, ice cream social and a friendly reminder about the upcoming fall festival on October 29th at 4:30 pm in the Nancy Beth cul-de-sac.
- **Presentation of the Budget for 2023-2024:** Treasurer, Kimi Bradley prepared an annual budget itemizing the expenditures for the HOA and projected income. It was reviewed by those present for the meeting and accepted. *(note that detailed financial information is not posted publicly as part of the meeting minutes, but any homeowner may request a copy of the budget anytime by contacting the HOA)*
- **Election of HOA Directors for the 2023-2024 year:** the HOA did not receive any write in candidates with the proper supporting documentation by the due date. The group was shared the names of the board members that were slated for the 9 positions. Seeing no objections, the members listed on the slate of directors mailed to each residence was unanimously voted in for another year of service.
- **Open Discussion Session:** each homeowner who wished to speak was allowed 3 minutes to share concerns or bring up a topic to all those present.
 - A concern was brought up about violations in the subdivision regarding the covenants. Michelle Martin addressed this item by indicating that the board began delivering and sending notices back in August to enforce the policies with more explanation and providing the summary document recently created. She asked that if anyone sees a violation or concern they submit it via the website form or HOA email.
 - A concern was brought up about security in the subdivision by resident, Mike Lowery. He asked the membership to consider hiring security based upon recent observations. President Michelle Martin explained that we were told by the Champaign Police at the Ice Cream social not to engage with anyone on our commons that we felt were trespassing, and if we saw anything else of concern to do the same. She also indicated there was no money in the budget, and others had not expressed concerns about safety, but the police had indicated to remain vigilant and to report items of concern immediately so they could investigate or handle the issue.

The annual meeting adjourned at 11:04 am.

TVN October Board of Directors Meeting—October 14, 2023

Directly following the Homeowner Annual Meeting, the newly elected board of directors met to conduct business of the HOA. Board members present for the meeting were officers Martin, Akers, Bradley, Miller and at-large directors Byrne, Koss, Murphy, Peacock, and Piat.

The minutes from the previous regular board meeting were emailed to the board in advance, reviewed and discussed. There were no amendments to the draft minutes. The minutes were voted on and approved by the quorum present and placed on record.

Election of officers: Martin Byrne recommended a nomination of the same slate of officers that served the previous year—Michelle Martin, President; Sherri Akers, Vice President; Kimi Bradley, Treasurer; Heather Miller, Secretary. All parties accepted the nominations and were voted into the respective positions by the directors.

New Business

- Notices will be emailed out to all homeowners about the Fall Festival by Michelle.
- Request to Heather was made to post on the website about the upcoming Yard Waste Collection Dates are October 18, Nov 1, Nov 15 and Dec 6 for our subdivision.
- Next regular meeting was confirmed for Wednesday November 8 at 6:30 at 3305 Timberline Drive.

Meeting adjourned at 11:32 am. Respectfully Submitted, *Heather A. Miller, Secretary*