

# Timberline Valley North HOA Meeting Minutes

**November 8, 2023**

The November 8, 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.

## 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.
- 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 on our website or listed in the minutes of the meeting. Please contact President, Michelle Martin if you would like to review the current financial information of the HOA.)**

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

- Heather provided an update that she spoke to City of Champaign arborist again and they have plans to continue the work on the 38 trees she identified needing trimmed up and several needing removal. She is working with the arborist on communicating with the homeowners.
- Additionally, Heather provided an update on the Lakes. After discussion with our representative from Solitude, they were able to pull together parts for our older power mount to repair the ruined power cable chewed on by the muskrats while the fountain was out for repair. The power cable with a protective sleeve can be installed for \$2300 using the parts discussed. A brand new one with updated cable mounts was out of our financial budget range. The board approved the expenditure so that the fountain on the small lake will be in working order once the season begins. Discussion was also held about reducing the time that the fountains are on during the day and into the evening to reduce the power cost due to skyrocketing costs.

### **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 be generated and a first round sent out for lamp posts, garbage cans and other violations.
- A message will be sent out to Homeowners in the next newsletter reminding them of these expectations for covenant compliance.

### **Social Committee Report:**

- The Holiday light contest will take place in December. The social committee will get non-participating neighbors to do the voting. Top 3 voted on homes will receive a prize of \$25 in the form of a giftcard.

## Old/Unfinished Business

- Mini-Park update: Heather attended a brief meeting with the CPD staff. The reason the CPD has not moved forward is due to the required processes that still have to happen. The following are the next steps:
  - The replat work documentation -- waiting on signatures from the 4 taxing bodies that must be allowed input.

- Park board must vote on the capital expenditure to be put in the budget at the December Park Board meeting. Nothing may move forward until it is approved by the board and put into the capital expenditure budget for 2024.
- Legal documentation between our HOA lawyer and CPD lawyers must be generated and agreed upon to turn over the land to the Champaign Park District.
- Anticipate approval in December and potential movement on park development (if approved) by May/June 2024.

### **New Business**

- Meeting with City Engineers: Heather Miller met with two of the City Engineers to review the water and sediment issues resulting from loss from the Parkland Land Lab and surrounding areas. Heather and the engineers team walked the grounds, reviewed the inlets and outlets, lakes, slopes and depth of the ditches on each side of Duncan and the drain tiles. Further investigation will occur by the engineers team on the status of the drain activity and flow as well as the development project starting on the north end of Duncan which could compound the issue.
- Michelle Martin reviewed some information shared by several homeowners privately concerned about a survey being circulated by another homeowner regarding the work of the board. Should more items arise, it was agreed that the HOA's lawyer may need to be involved in sending a formal letter.
- Distribution of the workload with board members: Michelle Martin discussed spreading out the workload of visiting all the areas of the subdivision and making notes on covenant violations needing addressed and other concerns and then reporting those for action items to the group. This will spread the workload out more equitably amongst the board members as some board members have many duties and some have very few. She expressed appreciation in everyone taking a couple months and working together on this.
- Adding at HOA facebook: this was an open discussion about adding a facebook page for our HOA. Heather mentioned it is possible but that content would need to be generated by everyone to keep it current. Also for security purposes we would need to make it a private group and people would need to verify their address before being approved for access. Heather agreed to set one up.

Meeting adjourned at 8:09 pm

The next regular board meeting will be December 13, 2023 at 3109 Valerie

Respectfully Submitted,

*Heather A. Miller, Secretary and Webmaster*