

Timberline Valley North HOA Meeting Minutes

March 13, 2024

The March 13, 2024 TVN HOA Meeting was held at the Martin Residence and called to order at 6:26 p.m. by President, Michelle Martin. The minutes for the November 2023 and January 2024 minutes were provided in advance to the board members for review. There were no corrections or additions to the November or January minutes. Motion was made and carried to approved both sets of minutes as presented. Board members present for the meeting were officers Martin, Akers, Miller and At-large directors Byrne, Koss, Murphy, Bradley, and Piat.

Officer Reports and Standing Committee Reports

Treasurer's Report:

- Treasurer's report was provided by Shari Akers who is taking over as treasurer for Kimi. There was discussion of moving some money from the current money market to a short-term CD which is currently at a higher rate of return. Discussion regarding the low reserve balance to cover required budget items with costs continuing to rise and no change in dues for many years to keep up with expenditures.

(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 or Treasurer, Shari Akers, if you would like to review the current financial information of the HOA.)

Grounds/Lakes Committee:

- Board members discussed changes to the fountains including having them turn on later in the day and earlier in the evening to save on power costs that are skyrocketing. Michelle shared that the HOA paid over \$6000 in electrical bills last year and that isn't sustainable with the increases coming again from Illinois Power.
- Heather Miller is working with Solitude on timing of fountain installation and also lake control plans.
- Heather Miller reported that she is in discussions with the City of Champaign Engineering group and they have agreed to contract out a water flow and soil sediment study to determine next steps on changing the water flow directed into our long finger lake and surrounding area. She reminded the board members that she met with the engineers out on our property, and asked that they review all the storm water sewers and flow back in late fall. After reviewing the systems, the city engineering group determined that the drainage systems were made too shallow for the amount of water runoff and is also transporting some sediment with it. Some of this has been directed into our ponds since the improvements on Duncan Road in 2011, which is why our ponds are silting in at a faster rate. Heather mentioned that previous boards back when this change happened pushed the city on this matter but nothing transpired at the time.
- Heather proposed putting up newsletter box on the post in the commons along the finger lake to put hard copies of newsletters for those that would like one. The board members all agreed with the idea and voted to purchase and install a holder.

Architectural Committee Report:

- Michelle Martin shared that she continues to gather addresses and sent out a round of letters regarding violations. These notices will have the expectations included and timelines for correcting the issue of concern per the covenants. She asked that anyone who notices a violation contact her with an address.

Social Committee Report:

- The social committee presented a proposed calendar of dates for the garage sales, ice cream social, annual cleanups, and the fall festival and reminded everyone of the date for the annual meeting in the fall.

Old/Unfinished Business

- There is no new update at this time on the mini-park progress. The Park District Board added it to the capital plans for the 2024 with maximum budget expenditure from their budget. The lawyers from the Park District, the director and our HOA lawyer will have paperwork to review and complete along with several city agencies before further progress occurs.
- Marty Byrne provided an update on the regrading of the Bradley and Alpine area by the water company and that the drain had to be cleared.
- Michelle Martin shared that the audit of the treasury needs to be done before the next monthly meeting. Jim Koss and Martin Byrne agreed to meet with Shari Akers to review the treasury.

New Business

- Officer vote: Adrienne was nominated and voted in as the new Vice President of the HOA Board with a unanimous vote by those present.
- Friends of Geese/Egg Addling project update: Michelle shared that volunteers are needed to help with the egg oiling when the timing was right at the end of March into April. She asked for people to volunteer or ask others to step up to help.
- Discussion of the restoration of the silt bag area was held by the board members. Michelle shared the proposal from Blue Top Excavating (who did the original digging to hold the bag). The proposal included grading, seeding and erosion control for \$3500. This will be completed this spring as the conditions allow. The board members voted to approve the expenditure.
- Discussion of a special assessment was held about the one-time expenses incurred (unplanned repairs to the fountain motors and cables, etc.). This policy follows the bylaws for such special situations. Due to the concerns on the overall budget it was determined that a one time \$55 special assessment per home will be sent out on April 1 and due on May 1 to cover these expenses so as not to impact the budget even further. A motion was made and seconded and the motion carried. Per the bylaws the HOA is required to carry 10% for reserves and that has been depleted with the large lake projects last year and without raising the dues over the years, so an increase in the dues will also be necessary for fall 2024. President, Michelle Martin, shared that 2017 was the last increase made by a board to the 32 lake lots and 157 non-lake lots, and that an incremental increase should have happened over the years to keep reserves in better shape. Discussion of where to cut back on things in the budget will continue as well as where to apply for potential grants.

Open Discussion

- Happy Green has resumed mowing on the commons and easements. All homeowners need to refrain from mowing any of the commons or easement areas that are part of the contract.
- Facebook page has been created and some people have joined. Heather Miller shared that it requires people to be verified before they are added to the private page. Need content to share.
- Heather shared that if trees are hanging too low on Duncan Road over the sidewalk that the Neighborhood Services group (not the city arborist's office) needs to be called to handle that request.
- There are some homeowners trying to turn their homes into Air B&B's in our subdivision which is not allowed per the covenants. Single-family dwellings are only allowed per the covenants. The owner of 1704 Nancy Beth will be sent a letter informing them to comply.

Meeting adjourned at 7:46 pm

The next regular board meeting will be April 10th, 2024 at 6:30pm -- 3305 Timberline Drive (Martin Residence)

Respectfully Submitted,

Heather A. Miller, Secretary and Webmaster