

## **Timberline Valley North Homeowners Association**

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### Minutes for Regular Board Meeting April 10, 2024

The meeting was called to order at 6:32pm. A quorum was present with the following in attendance: officers Michelle Martin, Adrian Peacock, Sherri Akers, and Heather Miller (present through item #3), and directors Martin Byrne, Jim Koss, Ed Piat, and Mike Murphy.

1. The minutes from the March 2024 meeting were approved and placed on record.
2. Treasurer's Report: Sherri Akers provided information on expenditures and the 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)
3. Commons and Lakes Committee Report from Heather Miller:
  - a. City of Champaign has contracted with Farnsworth group to conduct a study of the storm sewers around our area and the discharge into our long pond based upon our expressed concerns last fall. Heather received a follow-up from the City Engineers office that it would likely be the end of summer when that was complete and they would have some further information on outcomes of the study.
  - b. Lake fountains are being installed and the small lake fountain cable repaired as approved earlier in the year. They were waiting on a connector piece and then the cable would be completed and installed on the small pond. The other fountains were already installed. Heather has made arrangements to meet with Bill Hancock from Solitude next week to share with him about the city study and also discuss the chemical maintenance plans for the season. Also the fountain timers will be reset to run from 10am to 9:30pm this season to try to reduce power costs.
  - c. Happy Green is back to mowing around the commons. Reminder that all homeowners are NOT to mow in the commons areas or easements.

4. Architectural Committee Report: Michelle Martin provided an update on violations enforcements and remediations. No new Architectural Committee Review forms had been submitted.
5. Social Committee Report: Michelle Martin reported there were no additions to the calendar items that had been proposed last month.
6. The internal audit had not yet been completed, as the HOA was waiting on the return of taxes from the new HOA accountant. Internal audit would be completed by two Directors before May's meeting.
  - a. A motion was made, seconded, and carried to change the internal audit to an annual audit.
  - b. The new accountant, Gregory Gonda, CPA, of LifeWise Tax Advisors, noted to the Treasurer that it was readily apparent our current annual dues rates will not be sufficient for keeping up with required maintenance expenses.
7. It was decided that the Board needed to reach out to the Champaign Park District to inquire as to the flower choices for the Flower Island for 2024. Michelle Martin was going to contact Erin with the Park District.
8. Martin Byrne had contacted the city regarding Dollar General and the property at 3001 Timberline. No new updates were available.
9. Kimberly Bradley requested an inspection regarding the health of two trees on the southeast side of the long lake.
10. Martin Byrne shared that he had contacted MTD regarding poor street conditions along the intersection of Duncan and Bonnie Blair. Mike Murphy shared that street conditions on Valerie Drive are also poor. Martin Byrne had also submitted a list to the city of sidewalk locations in poor repair. Nothing has been done by the city.

The meeting adjourned at 6:58.

Respectfully submitted,  
Michelle Martin  
President