

Timberline Valley North HOA Meeting Minutes

May 8, 2024

The May 8, 2024 TVN HOA Meeting was held at the Martin Residence and called to order at 6:31 p.m. by President, Michelle Martin. The minutes for April meeting 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, Peacock, Miller and At-large directors Byrne, 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. Shari notified s that we have changed CPA's to decrease costs significantly. We are now using Lifewise Tax Advisors. Current financials were reviewed with the committee.

(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 the changes to the fountains coming on at 10am and off at @9:15pm now. Power bills will be reviewed for the reduction in costs by having them on less hours.

- Heather Miller reported her work with Solitude on getting the small lake fountain back up in going as there is a short in the casing. It is under warranty. All other fountains are working normally and lake control will commence soon.
- Heather Miller reported that she is in discussions with the City of Champaign Engineering group and the water flow and soil sediment study has begun to review the water flow directed into our long finger lake and surrounding area. The project to the north for the new building is being watched closely for sediment movement. There was a cut-over to the water main that will need repaired in our grassy easement along Duncan near the Bonnie Blair entrance.
- Grass is starting to come up in repaired area along the big lake and the flower Island has been installed by the park district.
- Kimi Bradley mentioned there were trees that might be on private property or in the commons along the finger lake needing trimmed so that will need to be reviewed soon to determine who is responsible.
- Goose Egg control with the friends of Geese totaled 8 nests treated (oiled) totaling 33 eggs. 2 nests were untreated and only 13 goslings hatched.
- Heather Miller brought up concerns shared about the corner lot at Duncan and Bradley for the overgrowth and that the city needed contacted again on the progress of their efforts with the homeowner. The mowers are having to pick up a lot of branches falling from his trees onto the mowing area.

Architectural Committee Report:

- Michelle Martin shared that she had a follow-up with the HOA attorney and they are reviewing the legal enforcement of regulations and the creation of some standardized rules and regulations for the subdivision.

Social Committee Report:

- The social committee reminded the committee of the upcoming garage sale on May 18th, 6/8 for the annual cleanup, and July 20th for the Ice Cream Social. The fall garage sale has been set for August 24th to coincide with other area subdivision sales and the fall festival is set for September 21.

Old/Unfinished Business

- There is no new update at this time on the mini-park progress. They are waiting on their attorney to complete paperwork for all the other taxing bodies who have to approve it and also review the materials we submitted from our attorney. This is required as part of the replat process. Heather Miller also reminded the committee that we need to re-apply for the City grant again also to go toward the park funds.
- Michelle Martin reminded the committee that the audit of the treasury needs to be done soon. Shari will work with those who volunteered to complete that ASAP. Bylaws update will need to be made regarding the scheduling of the internal audits on an annual basis per section 14.1 and Article IX.

New Business

- Acceptance of James Koss' resignation by the committee
- Solitude contracts for lake control and fountain maintenance were reviewed and approved unanimously. Total is \$11, 428. The new cable repair needed for the small lake fountain (eaten by muskrats) was an additional \$1300.
- Discussion of the special assessment and annual dues was covered briefly by Michelle Martin. The meeting for homeowners is on June 12th to discuss all the financial items.

Open Discussion

- Happy Green has resumed mowing on the commons and easements. Might be mowing too short in a couple places on Duncan so Heather will follow up with Happy Green in general.

Meeting adjourned at 7:48 pm

The next regular board meeting will be June 12th at Centennial High School directly following the Residence meeting about finances and tour of the building.

Respectfully Submitted,

Heather A. Miller, Secretary and Webmaster