

Timberline Valley North HOA Meeting Minutes—Champaign, IL

June 12, 2024

The June 12, 2024 TVN HOA Meeting was held at Centennial High School following the special meeting held with the homeowners. The meeting was called to order at 7:54pm by President, Michelle Martin. The minutes for May meeting were provided in advance via email to the board members for review. There were no corrections or additions and a motion was made and carried to approve the 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. Current financials were reviewed with the committee. It was reported that one house in foreclosure paid their dues and that the person who double paid their dues would be reimbursed.

(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:

- Heather Miller reported again that Solitude was continuing to work on the small lake fountain to get it back up in going. All other fountains are running normal.
- Heather reported that the City was having the contractor re-seed the area along Duncan due to the cut-over and it would be done soon.
- Discussion was held by the group about getting bids for mowers and lake control for this next coming year, but the contract needs to be reviewed before bids should be requested.

Architectural Committee Report:

- Michelle indicated that there were two architectural review requests for a fence and a yard barn that were handled by the committee this month.

Social Committee Report:

- The social committee reminded the committee about the July 20th at 7pm for the Ice Cream Social.
- It was reported that there were 8 homeowners who who showed up to help for the cleanup day in June.

Old/Unfinished Business

- There is no new update at this time on the mini-park progress. They are waiting on their attorney to complete the replat process
- The City of Champaign requested photos if we have any or videos when we have rain events. Please email those to Heather Miller

New Business

- The HOA Board was encouraged by legal counsel to create rules and regulations that go along with the covenants that the homeowners will be notified of for enforcement. These voted on items will be enforceable. The committee discussed enforcing the following: 1 year minimum rentals, maximum of 15 rentals in the subdivision, enforce trailers parked that don't move, 8 foot tree clearance above all sidewalks, no soliciting, etc.

Michelle Martin will draft up all approved items and they will be sent out to the homeowners. A motion was made to pass the rules and regulations discussed, it was seconded and the vote passed unanimously.

- Michelle will be meeting with someone from the City Engineers office on July 11th to review the road conditions again in the subdivision. She will keep the board updated on what she learns. She was told there is very little money available this year for repairs and that we are “on the list” like all other subdivisions.

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 8:44 pm

The next regular board meeting will be July 10th at 3305 Timberline Drive

Respectfully Submitted,

Heather A. Miller, Secretary and Webmaster