

Timberline Valley North Homeowners Association

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Minutes for Regular Board Meeting July 10, 2024

The meeting was called to order at 6:31pm. Attendance was as follows: officers Michelle Martin, Adrian Peacock, Sherri Akers, and Heather Miller (arrived at Item 7), and directors Martin Byrne, Kimi Bradley, Ed Piat, and Mike Murphy.

1. The minutes from the June 2024 meeting were approved and placed on record.
2. Treasurer's Report, Sherri Akers:
 - a. A report was provided with information on expenses 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.)
 - b. Currently, 36 homes not paid their Special Assessment dues, totaling \$1980. Reminders will be sent and the fine structure prescribed in the Covenants will be followed.
3. Architectural Committee Report: The committee had approved one request for solar installation this month and has one request in the cue that was recently submitted.
4. Social Committee Report: The ice cream social is approaching, with the Neighborhood Small Grant having been submitted and approved. All permits have been obtained. Michelle Martin is planning to purchase the ice cream and waters. Martin Bryne expressed willingness to pick up the eight cones from Public Works to cordon off the street.
5. Park Update: The HOA contributed another \$2500 to the Park District in an effort to utilize the Neighborhood Small Grant for the city's current fiscal year. The city requires a 1:1 match, meaning the HOA would need to contribute another \$2500. Discussion followed, and the decision contribute an additional \$2500 was tabled.
6. Michelle Martin shared that conversations have continued with the HOA's lawyers in terms of developing Rules and Regulations that assist with better enforcement of the Covenants.

7. In a follow-up discussion about solicitation, Michelle Martin shared research that solicitors really cannot be stopped by the HOA. However, homeowners absolutely have the right to post No Soliciting signs on their property, and the laws put the impetus of obeying said signs on the solicitors.
8. Commons and Lakes Committee Report: Heather Miller suggested that the site of the holding bag near the large lake will need to be reseeded. Discussion followed about contacting the excavator regarding any warranties. Also in this report was a discussion about control of the weeds growing in the rocks along the pond banks.
9. Board members re-evaluated the current budget, current spending, projected costs for the remainder of the year, and legal limits on increasing annual dues. The Board set forth a projected increase in dues to \$400 annually for lake lots/\$200 annually for non-lake lots.
10. Directors were encouraged to consider whether they will run to serve on the board for the next fiscal year.
11. Michelle Martin had joined the Champaign Neighborhood Leaders group to discuss issues affecting local neighborhoods and leadership.
12. Kimberly Bradley noted that there are two dead trees along Duncan near the end of the long lake. Heather indicated she would look at them to see if they were on homeowner property or our commons.
13. Kimberly Bradley shared that discounted stamps were available through a Chambana deals group. The Post Office verified the authenticity of the stamps, so the Board voted unanimously to approve the purchase of discounted stamps.

The meeting adjourned at 8:04

Respectfully submitted,
Michelle Martin
President