

Timberline Valley North Homeowners Association

**Post Office Box 3904
Champaign, IL 61826-3904
timberlinevalleynorthhoa@gmail.com**

Minutes for Regular Board Meeting September 11, 2024

The meeting was called to order at 6:50pm. Attendance was as follows: officers Michelle Martin, Adrian Peacock, Sherri Akers, and Heather Miller, and directors Martin Byrne, Kimi Bradley, Ed Piat, and Mike Murphy.

1. The minutes from the August 2024 meeting were approved and placed on record.
2. President's Report, Michelle Martin:
 - a. Recent email complaints were shared and discussed. None required action items.
 - b. Ongoing violations were addressed, including follow-up with city officials for previously identified homes on Timberline Drive.
 - c. TVN is waiting to hear back from Jamar Brown, local city council representative, regarding storm drain cleanouts and homes violating city ordinances.
3. 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. A budget vs. actual was presented by Michelle Martin to allow directors to preview what the FY 24-25 budget might look like.
 - i. Flower Island budget renewal was presented for \$1700 for 24-25. The board unanimously voted No to renewal.
 - ii. \$300 was allotted to fill this space around the boulder with perennials that will be lower maintenance moving forward. The board voted unanimously to approve adding \$300 to the budget for FY24-25 for this purpose.
 - iii. With the approved increase in Annual Dues, a motion was made to increase the PayPal dues to \$12 and \$17 for non-lake and lake lots, respectively. Motion unanimously passed.

4. Architectural Committee Report: No new requests for architectural improvements were received this month.
5. Commons and Lakes Committee Report: Approx. 8 trees on the lakes and commons are being trimmed. Weed growth on the lakes was noted and discussed, but the budget does not allow for remediation at this time.
6. Social Committee Report: No grants will be applied for to cover the Fall Festival. \$300 remains in the social committee's budget, which will pay for food. Hot dogs, s'mores, chips, apple cider, and candy will be purchased.
7. Nominating Committee report: The nominating committee has two candidates it will confirm interest with for serving on the board for FY 2024-2025.
8. Park Update: The process has moved forward to city planners, but the HOA lacks information on how much farther the process has moved. The HOA has distributed a survey to neighbors to gather more valid, reliable data on neighborhood opinion. The HOA voted to table any decisions on the park until the Annual Meeting and more survey results have been received.

The meeting adjourned at 8:53.

Respectfully submitted,
Michelle Martin
President