

# Timberline Valley North HOA Meeting Minutes—Champaign, IL

## October 12, 2024—2024 Annual Meeting

The October 12, 2024 TVN HOA Annual Meeting was held at Centennial High School. The meeting was called to order at 1:13 pm by President, Michelle Martin. Board members present for the meeting were officers Martin, Akers, and Miller and at-large directors Byrne, Murphy, and Bradley. Michelle Martin shared some introductions of the board members present and a general welcome.

### Review of FY 2023-2024 and Reports:

- **Financial Update**—Michelle Martin and Sherri Akers provided a financial review of all expenditures and income taken in for the year. A review of outstanding payments by homeowners and liens placed on residential homes in the subdivision was discussed, as well as major expenses.
- **Budget Review and proposal of new budget**--A detailed accounting spreadsheet was provided to each member present of the approved budget for the year vs the actual spent. Additionally, there was a review of the proposed budget for FY 2024-2025 and questions were answered by the board members. A motion was made to pass the budget as proposed with no changes. The motion was seconded. The vote on the budget for the 2024-2025 year passed.

**(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.)**

- **Lakes and Common Areas**-- Heather Miller reported that Solitude was continuing to work on the small lake fountain to get it back up in going. All other fountains are running normal. She reported that the area on the large lake had been reseeded by our contractor who did the grading since the grass did not come up the first time. The City of Champaign is continuing the study in our area about the runoff coming from all over into our ponds and it's impact. It was reported that we should have more information on the study by the end of the year as they expanded the study in August beyond the original plans. Heather reminded the group that we will be starting year 3 of the three year contract with Happy Green for our mowing contractor and that we will put a proposal out for bid later next year.
- **Social Committee Report**-- Michelle Martin shared on behalf of the social committee about the year's activities such as the ice cream social, the fall gathering, garage sales and more. She indicated that we have had good attendance at the ice cream social this past year, but the fall gathering was a bit lighter on attendance. The committee will look at other opportunities to bring homeowners together in the future.
- **Playground Update and Survey Results**—The survey results were mixed regarding the open lot along Alpine, with a significant number of people who responded indicating they did not want to turn the land over to the park district to create a park. There was some interest in doing something independently as a subdivision to improve the area so it could be used by everyone including perhaps some benches, a walking path, etc. Marty Byrne did some research and found that we would have a significant increase in our liability insurance if we turned the land over to the Champaign Park District due to the proximity of a park to the lakes. The increase in the insurance is beyond the means of the HOA to absorb. There has also been homeowners who sent emails expressing the concern about crime increasing if more people were invited to the subdivision to use the park. We also were informed by the City of Champaign that we would be required to fill out a rental agreement with the Park District if we wanted to host events in that area if it was turned over to the Park District and potentially carry an additional level of liability insurance for the event. This is not optimal since we gather in this space for

the Ice Cream Social and other events since it is part of our commons. The additional expense is also not something the board feels is a good use of funds at this time. The information was provided to those present but there was no vote on the matter at this time. Discussions are on-going with the Park District.

#### **Election of Directors for the 2024-2025 Year--**

Martin Byrne, at-large HOA member, presented the slate of candidates submitted by the nominating committee per the bylaws for a vote. Per the bylaws, each lake lot was eligible to submit 2 ballots and each non-lake lot was able to cast one ballot. Each ballot allowed for the selection of up to 9 candidates (the board max). Votes were submitted and tallied by the secretary and treasurer and confirmed by the president. Those present at the meeting were notified that the tallied election results would be emailed out post-meeting to all homeowners by President, Michelle Martin.

#### **Open Discussion--**

- Marty Byrne shared information about the Air B&B concerns by those present. The HOA Board was encouraged by legal counsel to create rules and regulations earlier this year that go along with the covenants that the homeowners will be notified of for enforcement. The board voted to enforce the following: 1 year minimum on rental contracts, maximum of 15 rentals total in the subdivision, enforce trailers parked that don't move, and require the city ordinance of 8 foot tree clearance above all sidewalks, etc. It was shared that more investigation will need to be done on how to enforce the number of rentals, no Air B&B's due to the 1 year rental requirement, etc. Ideas were discussed with the group about working with the local realtors and title companies for better communication.
- There was some discussion about the road conditions and Michelle Martin addressed those with information provided by the city about potential repairs that were possible. Heather Miller shared the information about reporting potholes on the city website through their ticketing system.
- Upcoming dates for the City Yard Waste Pickup were shared—Oct 16, Oct 30, November 13
- The next regular meeting of the HOA Board of Directors will be November 13 at 6:30pm, Location TBD

Meeting adjourned at 2:24 pm

Respectfully Submitted,

*Heather A. Miller, Secretary and Webmaster*