

**Minutes for Regular Board Meeting
January 8, 2025**

The meeting was called to order at 6:28pm. Attendance was as follows: officers Adrian Peacock, Sherri Akers, and Heather Miller, and at large directors Martin Byrne, Kimi Bradley, Ed Piat, and Jeanne Richards. Absent directors were Melissa Hinkle and Claire Johnson.

The minutes from the November 13, 2024 meeting were approved as read, without amendments, and placed on record.

1. **President's Report, Heather Miller:** Heather reviewed the discussion with the HOA legal counsel regarding the rental policy within the subdivision. The board was reminded of the language approved in July 2024. This included the requirement of a 1-year lease and 30 days' notice of new occupants and a maximum of 15 rentals in the subdivision. It was discussed that more than 15 rentals are believed to be active in the subdivision so no new rentals may be implemented until the number drops below this count. Additional discussion occurred about the trash and other issues with the corner lot backing on Bradley and Duncan Roads and the City of Champaign's actions going forward for the property. There are no new updates from the City of Champaign on the Farnsworth group surface water study in our area, so Heather will follow up again with them. No new information from the park district about park so Heather will follow up on that as well.
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 to the treasurer but are not publicly posted or listed in the minutes of the meeting.)
 - b. Many assessments are still outstanding including 5 lake lots and 22 non-lake lots and some special assessments. This income is needed for the proposed budget so more letters will be sent out to try to recoup the money. Fines will be added to each bill.
 - c. 3208 Amy Drive is closing on January 31st and Sherri provided a PAL letter.
3. **Architectural Committee Report:** Discussion was held how to follow up on violations. Reminders about regulations and expectations will be put in the Winter newsletter. Received one email about a siding question but did not require an architectural review as it was a minor repair to existing siding.
4. **Commons and Lakes Committee Report:** Heather reported there is one more year on the mowing contract with Happy Green. During the summer, bids with multiple contractors will be requested, including with Happy Green to determine our next contractor. Weeds in the rip-rap along the lake edge will need to be addressed this year especially along the long finger lake. Heather will look into contractor options as a special license is required by the State of Illinois to spray around water bodies.
5. **Social Committee Report:** Planning for spring cleanup and garage sale will be discussed between committee members and Kimi will contact the Friends of Geese about egg oiling again.

Old Business

1. Holiday decorating: 10 houses were recognized this year with a personal hand-written note dropped off to their home with donated giftcards from a local establishment. Top 3 received \$15 and the remaining 7 homes received \$10.
2. Marty shared a reminder about the sump pump support from the City of Champaign and said he would send the information so Heather could post on the website and he said he could put it on the Facebook HOA group page.

New Business

1. Discussion was led by Heather about obligations of board members and spreading out the workload. This will need revisited when the two missing board members are present at the next meeting.
2. Marty Byrne shared information he had compiled so far about HOA liability insurance and directors and officers insurance that we are required to carry as an HOA. He has collected information from State Farm and Country Companies so far. He will bring more complete information to the next meeting so the board can review and make a decision on a new vendor for insurance. The HOA could save significant money by switching vendors and still having the same coverage.
3. Marty reiterated that if we know someone on a particular road/block that would be willing to be a "block ambassador" they could assist the board with notifications of violations or concerns. Notify Marty if someone is willing to volunteer for their road.

Open Discussion

Marty Byrne agreed to follow up with the concern about the home on Timberline Drive with the swimming pool that drains into the subdivision.

Sherri Akers, treasurer, is working on locating the tax exempt document for the HOA for purchase of supplies.

The meeting adjourned at 7:53 pm

Respectfully submitted,
Jeanne Richards
TVN HOA At-large Director