

**Monthly Meeting Minutes
March 12th, 2025**

The meeting was called to order at 6:37 p.m. Attendance was as follows: Officers Heather Miller, Adrian Peacock and Melissa Hinkle. At large Directors as Follows: Martin Byrne, Ed Piat and Jeanne Richards. Absent officer was Sherri Akers and Directors Kimi Bradley and Claire Johnson.

The minutes from February 12, 2025, were approved as read, without amendments and placed on record.

1. President's Report, Heather Miller

- A. Park District Followup—Heather has a meeting scheduled with the Park District Director to discuss the park project. She will report back at the next meeting.

2. Treasures' Report, Martin Byrne for Sherri Akers

A. Assessment Fees

- I. 35 households have not paid the \$55 special assessment dues (due June 2024.) Marty will compile a letter relaying the \$5 per month late fees for this special assessment payable by check or certified check. The HOA is not providing an option to pay online for the special assessment with the varying past due amounts. If not received by the end of April a lien will be placed on their home.
 - II. 45 households have not paid their dues for the 2024-2025 year, including 5 lake lots for a total of \$8525 still outstanding owed to the HOA. Letters and late fees of \$25 per month will be accessed following the schedule set forth in the HOA governing documents and if unpaid after the deadlines a lien will be placed on the home.
- B. The monthly financial report was approved as presented.

3. Commons and Lakes Committee

- A. We will start accepting bids for mowing and fertilization later in the summer as our current contractor is in their 2nd year of a 2-year contract. Anyone bidding must be insured and provide references.
- B. Pool and sump pump drainage into ponds was discussed regarding several homes that were contacted. Martin Byrne talked with several homeowners in question and found that they had PVC pipes around their home foundation which drain from the foundation to the street not directly into the pond.
- C. Dead trees along Duncan are being verbally addressed with the respective homeowner.
- D. Heather is in more discussions with the City of Champaign regarding the update on stormwater drainage. The Farnsworth Group is wrapping up the study being done in our area and should have it available for us next month,
- E. Heather is working on bids to spray around lakes in the rock area for the weed escapes through the rip-rap rocked areas.

4. **Architectural Committee Report**

- A. Continue to look for individuals on each block to help monitor neighborhood
- B. Homeowners can text police for parking at 217-333-8911 and can be anonymous.
- C. Garbage receptacles – cannot be of high visibility from road. They should be placed in the garage or screened from view on the side of the house. Example: blocked by a large bush or a fence section. More to come on this as we will be sending examples in a future newsletter or special email so the look of the subdivision is improved.
- D. Residents should not have large vehicles or trailers parked on the road for more than the city ordinances allow and large business vehicles are not permitted for daily parking in personal driveways. Examples are trailers, buses, and other large vehicles. There have been complaints brought forth about these HOA violations including parking across sidewalks.

5. **Social Committee**

- A. Garage sale is scheduled for MAY 16 FRIDAY: NOON– 7:00 PM & MAY 17 SATURDAY, 7:00 AM – 1:00 PM along with 4 other subdivisions: Sawgrass, Boulder ridge and Timberline Valley South.
- B. Neighborhood clean up date is to be determined but is tentatively planned for June.

6. **Old Business**

- A. The board reviewed liability insurance quotes collected by Martin Byrne Of the multiple quotes collected, State Farm provided a quote with higher limits and lower cost. Attending board members voted and approved to change to State Farm Insurance from Cincinnati Insurance.
- B. Heather and Martin met with the lawyer of the Air B & B to discuss compromise on ending that use of the home.
- C. Goose control – Michelle Martin will continue to work on egg addling in conjunction with the Friends of Geese group. Kimi Bradley is completing the required permit for the process through the Illinois Department of Natural Resources.
- D. Please watch for people feeding the geese—someone is putting bread out for them near the Alpine end of the finger lake. Please discourage that activity if you see it.

7. **New Business**

- A. Reviewed the obligations of board members and neighborhood violations.
- B. Rental properties – Minimum of 1 year lease. Within the lease renters are responsible for yard maintenance. Reminder that new policies are posted on the website. No more rentals can be established at this time as we are over the 15 minimum voted on years ago by a previous board.
- C. Heather requested items to go into the next newsletter and website posts
- D. Reporting parking and non-resident fishing please contact the non-urgent police line and can text per above information. Potholes must be reported online through the city's ticketing system.
- E. Heather received update on Avian flu and posted to the website.

8. **Open Discussion**

- A. Fountain installation and first chemical application bill was received. Solitude will send lake reports monthly.
- B. Martin and Ed will work on the financial audit. Per the by-laws this is to be completed by non-officer board members in March and November.
- C. Next meeting to be held on April 9, 2025 at 3101 Timberline Dr.