

Board Meeting Minutes for February 2026

The meeting was called to order at 6:31 p.m. In attendance were officers Heather Miller, Thomas Yu, Sherri Akers and Melissa Hinkle; at-large directors Martin Byrne, Jeanne Richards and Aaron Hollerman. Absent Director was Jay Walker

The minutes from the January board meeting were approved upon correction of start time to 6:26 p.m., no other amendments and placed on record.

1. President's Report, Heather Miller

- A. Open Board Seat – Welcoming Jonathan Nichols
 - i. All present board members voted and approved Jonathan Nichols to fill the open board seat vacated by Kimberly Bradley. We thank her for her many years of service to the Timberline Valley North HOA.
- B. Rentals - updated list and discussion
 - i. The HOA allows a maximum of 10 rentals within the subdivision
 - ii. Three properties have still not submitted the required lease information as required by HOA policy and state law.
- C. Board members are asked to watch for homes listed for sale and notify Thomas Yu or Sherri Akers so that a PAL (Property Acknowledgement Letter) can be sent to the new owner once their account has been deemed clear of financial obligations to the HOA.
- D. Motorized Vehicles not permitted
 - i. Motorized recreational vehicles such as mini motorcycles, golf carts, and four-wheelers are not permitted within the subdivision
 - ii. A letter was sent to the rental tenant at 1704 Nancy Beth regarding this violation and asked to cease operating these types of vehicles in the area.

2. Treasurer's Report, Sherri Akers

- A. Reviewed the budget-to-actual financial information and the association ledger with the board.
- B. Number of outstanding payments and addresses (please see attached list)
 - i. Dues and assessments - \$2575 still owed
 - ii. 1 lake lot
 - 1. Partial Payment received
 - 2. \$175 still owed and to be paid by 2/15/26
 - iii. 5 Special Assessments remain outstanding—3001 Timberline, 3302 Timberline, 1701 Nancy Beth, 1409 Bonnie Blair, 3111 Amy Drive, and 3103 Amy Drive.
 - iv. 5 Non-Lake Lots with outstanding FY 2025 dues—3103 Amy Drive, 3104 Amy Drive, 3111 Amy Drive, 1409 Bonnie Blair, and 3101 Sharon
 - v. 6 Non-Lake Lots with outstanding FY 2026 dues—3104 Amy Drive, 3109 Gold Medal, 1708 Nancy Beth, 3101 Sharon, and 3114 Sharon.
- C. Recent home closings – PAL Requests
 - i. One PAL (Property Acknowledgement Letter) request was received.
 - ii. One home sale was completed.
- D. Other Financial Items for Discussion

- i. Discussion regarding moving funds from the checking account to the money market account, which has been dormant for three years.
- ii. The board discussed the need to move funds into the money market account annually to avoid the dormancy notice.
- iii. All present board members voted and approved the transfer of funds.

3. Architectural Committee Report

- A. Architectural Requests
 - i. One request was submitted for a ramp installation at the home of Kimi Bradley.
 - ii. The request was reviewed and approved by the Architectural Committee members
- B. Residents not submitting requests
 - i. Marty followed up with the solar company regarding an installation completed without prior HOA approval.
 - ii. Ameren and City inspections have been completed and received.
- C. Update on Letters and communications with covenant violators-Marty (please see attached list)
 - i. 20 letters sent regarding yard lights, including post lights not meeting the city expectations of a 75-watt equivalent. Discussion was held that the city doesn't enforce the lumen requirements consistently city-wide, so we need to work with homeowners on lighting for their property.
 - ii. 8 letters sent regarding parking violations
 - iii. 6 letters sent regarding garbage receptacles
 - iv. 1 letter regarding yard cleanup
 - v. The most recent letters were sent on February 9, 2026.
 - vi. If violations are not corrected within 21 days, fines may be assessed in accordance with HOA bylaws and policies.
 - vii. Marty has physically delivered letters to some homeowners
- D. Grants for Solar street lighting for specific areas
 - i. Grants may be applied for twice per year, if funding is available
 - ii. The HOA must match the grant amount—Heather will work with another board member to fill out grant proposal later in the year.

4. Commons and Lakes Committee

- A. City of Champaign
 - i. No updates have been received regarding the lake discussion held in the fall.
 - ii. Marty will follow up with the City of Champaign.
- B. Tree saplings planted without approval
 - i. Resident at 1302 Alpine planted saplings in the easement area and near the finger lake on HOA property without city or HOA approval.
 - ii. The backyard fence appears to be approximately two feet over the property line into the commons area based upon the GIS property lines and aerial imagery. This has been in place for many years, however.
 - iii. Heather will contact the City of Champaign Arborist regarding the issue again as a followup. Communications were exchanged in the fall but we have not received a followup from the City.

5. Social Committee

- A. Spring Garage Sale
 - i. Tentatively scheduled for the second week of June.

- B. Fall Garage Sale
 - i. Tentatively scheduled for the second week of September.
- C. Ice Cream Social
 - i. Tentatively scheduled for June 28.
 - ii. Residents will be able to pick up free stick flags for the Fourth of July to put out on their property to honor the U.S.A. 250th anniversary.
 - iii. There is a possibility of Kona Ice being available from 2:00–4:00 PM. Heather will contact Kona Ice for available options.

6. Old Business

- A. None

7. New Business

- A. None

8. Open Discussion

- A. Commons area upgrades
 - i. Discussion regarding adding trees and flowers to Alpine area prior to the Ice Cream Social.
 - ii. Improvements to the large boulder area were also discussed and the need to put seed down around the big lake due to the lake work done in the late fall.

The next meeting will be on Wednesday March 11, 2026, at 1702 Bonnie Blair.

The meeting adjourned at 7:52 p.m.

Respectfully Submitted,
Melisa Hinkle, Secretary