

Board Meeting Minutes for March 11, 2026

The meeting was called to order at 6:28 p.m. In attendance were officers Heather Miller, Thomas Yu, Sherri Akers and Melissa Hinkle; at-large directors Martin Byrne, Jeanne Richards, Jay Walker and Aaron Holleman.

The minutes from the February board meeting were approved as read, without amendments and placed on record.

1. President's Report, Heather Miller

- a. Update on fine issued to property on Nancy Beth Drive for personal vehicle in the road for over 10 days; \$53 received via PayPal

2. Treasurer's Report, Sherri Akers

- a. Reviewed budget vs. actuals and general ledger
- b. Outstanding balances:
 - i. 4 special assessments
 - ii. 5 non-lake lots (FY 2025)
 - iii. 6 non-lake lots (FY 2026)
 - iv. **Total owed: \$2,420**
- c. Recent activity:
 - i. Sale of 1506 White Pine (PAL request processed)
 - ii. \$90 received payment via certified check for outstanding special assessment
 - iii. \$500 transferred from checking to money market (2/13/26)

3. Expenses submitted:

- a. Website software, sign stakes, signature stamper, holiday decorating prizes, and doggie waste replacement bags.

4. Taxes submitted to Lifewise on March 6 for processing

5. Architectural Committee Report

- a. No new architectural requests
- b. Covenant violations have now been reduced from 32 to 17
- c. Ongoing enforcement discussions:
 - i. Parking violations and discussed permit system
 - ii. Review of city parking policies due to homeowner disputes
- d. Issues noted:
 - i. Snow plowing and mail delivery impacted by street parking
 - ii. Non-functioning or insufficient pole lighting (city guideline: 75–100 watts, but they do not enforce)
 - iii. One vehicle reported with a broken window
- e. Action Items:
 - i. Newsletter items requested by Heather – newsletter to go out early to mid April
 - ii. Upload and maintain shared violation tracking list in Dropbox or other methods
 - iii. Continued board workload distribution discussions
- f. Discussed emailed items from homeowners - Heather shared what had been forwarded to various board members for action items including violations, violation follow-up and houses up for sale, etc.

6. Commons and Lakes Committee

- a. Update on City of Champaign lakes discussion:

- i. Parkland indicated no liability for silt/phosphate issues – Marty to follow up for further investigation.
- ii. Exploring nuisance claim (trespassing basis) – Marty
- iii. Heather to consult University of Illinois Geologist

b. Actions:

- i. Follow-up with City of Champaign forestry division regarding tree issue at 1302 Alpine with the excessive tree saplings planted last year on the easement without permit or HOA approval
- ii. Additional materials placed on the commons will need removed this season. Property lines in question onto commons.

c. Vendor updates:

- i. Awaiting response from Solitude on pond and fountain work
- ii. Two fountains require potential capacitor repairs and one GFI

7. Social Committee

a. Dates were picked at the last meeting for upcoming events:

- i. Spring garage sale: 2nd weekend of June
- ii. Fall garage sale: 2nd weekend of September
- iii. Ice Cream Social: June 28
- iv. Distribution of stick flags in honor of the 250-year USA celebration prior to 4th of July

8. Old Business

- a. None

9. New Business

a. Goose egg oiling:

- i. Scheduled to start in early April and continue throughout the month
- ii. Volunteers needed (Michelle Martin to coordinate)
- iii. Heather to send out message to members via the upcoming newsletter

b. City grant opportunities (Jay assisting):

- i. Commons area flowers and boulder improvements
- ii. Solar lighting

c. Mid-April: HOA newsletter to be drafted and sent out by Heather

d. New padlock needed for Bradley Avenue access gate

10. Open Discussion

- a. None recorded

The next meeting will be on April 8, 2026. Location TBD

The meeting adjourned at
Respectfully Submitted,
Melisa Hinkle, Secretary