

**Board Meeting Minutes for January 14, 2026**

The meeting was called to order at 6:26 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 November board meeting were approved as read, without amendments and placed on record.

**1. President's Report – Heather Miller**

A. Holiday Decorating Recognitions

- i. Holiday decorating recognitions were included in the January newsletter. A small token of appreciation (chocolate with a note) was given to 10 residents that were voted on by observers over a period of 3 days of voting. The small gifts will be paid for out of social committee funds.
- ii. The board discussed the possibility of holding another decorating contest around July 4th in celebration of the 250th anniversary of the United States of America.

B. Open Board Seat – Follow-Up

A candidate has been identified for the open board seat will be invited to attend the next meeting.

C. Rental Update

- i. A list of rental properties is being compiled for Thomas Yu to assume rental property oversight on behalf of the HOA.
- ii. There are currently a total of 11 rental properties—one over the cap set by the board of 10.
- iii. Rental owners will reviewed or contacted once per quarter to determine if there are any issues to address.
- iv. Three rental properties are missing required lease agreements to be on file.

D. Attorney Update

- i. A threatening email was received from a homeowner; the Association's attorney responded with a formal letter indicating their information was inaccurate in the accusation toward the HOA and provided accurate details on their obligation to pay overdue fees.
- ii. This same homeowner has requested to audit the Association's books, which will be provided when they respond on date they wish to review the documents.
- iii. If assessment payments are not received, the Association may place a lien on the property after exhausting all other options.

**2. Treasurer's Report – Sherri Akers**

A. Financial Review

- i. The budget-to-actual report and general ledger were reviewed and are balanced.

B. Audit Update

- i. The official audit was completed in November by multiple non-officers of the HOA as required by the bylaws (2 times per year).

C. Outstanding Payments

- i. Five special assessments remain outstanding.
- ii. One lake lot assessment remains unpaid for fiscal year 2026.
- iii. Five non-lake lot assessments remain unpaid for fiscal year 2025.

- iv. Six non-lake lot assessments remain unpaid for fiscal year 2026.
- v. Late fees have been assessed where applicable.
- vi. Any account with a balance over \$500 may be referred to the Association's attorney.
- vii. A bounced check was received; a registered letter was sent with no response by the time of the board meeting.

**D. Recent Home Closings – PAL Requests**

- i. The Board has been advised that PALs are limited to owner-occupied properties only.
- ii. There are currently several homes still listed for sale that the board will need to follow up on to ensure that they remain owner occupied, and not turn into a rental.

**3. Architectural Committee Report**

**A. Architectural Requests**

One request was received for a ramp for Kimi Bradley; the Committee is awaiting additional documentation for review so it may be approved.

**B. Residents Not Submitting Required Requests**

Marty followed up with the solar company and homeowner. The solar company has not responded—he will call again. A city inspection is required upon completion of the array and the HOA requires a copy of the completed inspection.

**C. Violations**

- i. Multiple violations were observed and will need addressed.
- ii. Residents are reminded not to park on the roadway during snowfall to allow snowplows to pass through.

**4. Commons and Lakes Committee**

- A. Nothing at this time.

**5. Social Committee Report**

**A. Future Planning for Activities**

- i. Community Garage Sales -- Spring garage sale planned for the second week in June. Fall garage sale planned for the second week in September.
- ii. Neighborhood Clean-Up -- A neighborhood clean-up event was discussed and decided it wasn't needed at this time, but we would revisit it in the future if needed. Contractor for mowing does more pickup than previous contractor so the garbage blowing around is not as apparent.
- iii. Other Social Events—Ice cream social should be discussed later this spring for scheduling of the gathering.

**6. Old Business**

- B. Nothing at this time

**5. New Business**

- A. The board approved ordering new sign brackets for the white reusable neighborhood signs as several were broken or damaged the last time used.

**6. Open Discussion**

- A. The Board discussed ornamental trees for the commons area on Alpine for the beautification project planned for the upcoming growing season. There are no current plans to replace large shade trees that have died or been cut down. Future trees may be planted if grants become available from the City of Champaign.

Meeting adjournment at 7:43 p.m.

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

Respectfully Submitted,  
Melisa Hinkle, Secretary