

Timberline Valley South Homeowners Association

First Quarterly Homeowner Meeting Minutes

2/4/2019

Board Members in Attendance: John Hauge, John Costello, Jeff Decker, Wil Thebodeau, Debby Borg, Stephanie Bennett

Residents in Attendance: 15 residents representing 9 homes

Location & Time: Champaign Public Library, Robeson Pavilion A & B at 7pm

Meeting began at 7:03pm, Robeson Pavilion Room C at the Champaign Public Library.

John Hauge, President, discussed the following agenda:

I. Touched on highlights from 2018

- a. The TVS HOA Board received the City of Champaign Star Awards for creating the HOA
- b. John Hauge, TVS President, received a separate Star Awards for Neighborhood Leadership
- c. There was 100 percent homeowner participation in paying the 2018 assessment fees.
- d. The uncertainty is gone from realtors/underwriters/buyers. Houses in Timberline Valley South have been selling again within a matter of weeks.

II. Goals for 2019

- a. The Board will work on creating a mission statement for the HOA
- b. Looking into the Westlake parcel at the tip of "Lake Erin" regarding drainage issues
- c. Currently, Westlake Development Corporation currently owns the tip of Lake Erin, even though this entity no longer exists.
- d. We need homeowners to document and submit their issues with pictures, location, and description of erosion due to muskrats, geese and algae.
- e. Determine the feasibility of having a neighborhood sign (cost and placement)

III. Welcome to new neighbors

- a. 19 new homeowners in 2018 and three in 2019
- b. Will invite new homeowners to sign up for Nextdoor.com, as well as for electronic consent for Timberline Valley South HOA

IV. Homeowner Meeting Locations, Dates & Times

- a. Second Quarterly meeting will be on June 20 from 7:00pm-8:30pm at the Champaign Public Library Robeson Pavilion Room C
- b. Third Quarterly meeting will be on September 19th from 7:00pm-8:30pm at the Champaign Public Library Robeson Pavilion Room C

- c. Annual meeting will be on November 11th at Parkland College Room D244
 - d. Will send electronic ballot to see where to have future meetings?
- V. Garage Sale & Clean-up Event Dates**
- a. Neighborhood garage sale will be on Saturday, May 11th from 8am-2pm. We have contacted Timberline Valley North to see if they want to partner with us again. This is actually a week earlier than last year. Waiting for TVN board to respond.
 - b. Neighborhood Clean-up Event will be held on Saturday, September 21st from 9am-5pm. If you have large items such as couches or mattresses, please contact Debby Borg (217-722-9218 or email TwinTwoRed@gmail.com) to make arrangements to drop them off the day before. It is much easier to place bulky items in the dumpster first. Any item with a cord, is considered “electronics” and cannot be tossed in the dumpster.
- VI. Budget & Assessments**
- a. John Hauge reviewed the 2019 Proposed Budget
 - b. 99/195 residents have paid their assessments (51%). Late fees start on 3/2/2019
 - c. John Hauge will verify that the property tax is set to zero and the property description returns to Common Grounds
- VII. Bradley Bridge Project & Drainage**
- a. Discussion of the Bradley Bridge Project and drainage
 - b. Gina M. (Edward Hoffman) asked about noise reduction. What about planting Evergreen bushes to reduce the noise? This will need to be discussed with Chris Sokolowski from Public Works
- VIII. Architecture Committee**
- a. Will clarify the covenants which predate the HOA and are City guidelines
- IX. Nuisance Issues**
- a. A link will be added to the website to the City of Champaign’s Nuisance web page
- X. Covenant Amendment Proposals**
- a. Post Lantern proposed covenant
 - b. Garbage and refuse disposal proposed covenant
 - c. Discussion on the Satellite dish amended version will be revisited later in the year
- XI. Neighborhood Watch**
- a. With the HOA formed, the neighborhood watch is more of a committee under the umbrella of the TVS HOA. We still need to include renters; possibly have a separate Nextdoor for neighborhood watch events.
 - b. The City of Champaign wants one entity to work with on small grants and the HOA is designated as first in the hierarchy.
 - c. We will plan block parties and use the pavilion at Powell Park for neighborhood building
- XII. Retention Ponds**
- a. Since the HOA now owns the retention basins, we can apply and receive a 15% reduction on the drainage/sewer bill which will equate to \$9 per year, per homeowner.
 - b. The retention basins would need yearly inspections

- c. The HOA is building up a reserve to pay for any future pipe breaks.
- d. Vivian Gray (Brittany) discussed the shore erosion and rip rap
- e. John Hauge indicated that Pickle Construction worked on the retention basins for Timberline Valley North about ten years ago. He has not received a response yet on the cost or how much maintenance is needed
- f. Need to call All Things Wild regarding muskrat control
- g. Will T. recommended Duece Construction for reinforcing encasements.
- h. There was a discussion on goose egg viability and controlling the population
- i. Suggested a clean-up event for the north side of Lake Erin—to deal with the trees and brush

XIII. New Business

- a. Gina M. (Edward Hoffman), asked that now that we are an HOA, should the zero lots be considered condos since they have an attached wall. Wil T. indicated these are considered single attached family dwellings—not a townhouse or duplex.

XIV. Adjournment

- a. Meeting adjourned at 8:25pm