

Timberline Valley South Homeowners Association

Second Quarterly Homeowner Meeting Minutes

6/20/2019

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

Residents in Attendance: 17 residents representing 14 homes

Location & Time: Champaign Public Library, Robeson Pavilion C, 7pm

Meeting began at 7:00pm, Robeson Pavilion Room C at the Champaign Public Library.

John Hauge, President, discussed the following agenda:

- I. **Call to Order**
- II. **Welcome to new neighbors**
 - a. 15 new homeowners in 2019
- III. **Reviewed the goals for 2019**
 - a. Our mission statement: “Make Timberline Valley South a safe, clean and enjoyable neighborhood.”
 - b. Create an Action Item Register listing all concerns, complaints and nuisance complaints
 - c. Looking into the Westlake parcel at the tip of “Lake Erin” regarding drainage issues
 - i. Currently, Westlake Development Corporation owns the tip of Lake Erin, even though this entity no longer exists.
 - d. We need to document homeowner reported issues with pictures, location, and a concise description of the issue. For example – shore erosion, muskrats, nesting geese, algae, home maintenance neglect that violates a city ordinance.
- IV. **Homeowner Meeting Locations, Dates & Times**
 - a. Third Quarterly meeting will be on Sept 19th from 7:00pm-8:30pm at the Champaign Public Library – Robeson Pavilion Room C
 - b. Annual meeting will be on November 21st at Parkland College Room D-244
 - i. We will review accomplishments for 2019 and budget for 2020
 - ii. Elect 2020 Board of Directors
- V. **Garage Sale & Clean-up Event Dates**
 - a. We will not be partnering with Timberline Valley North when they hold their Fall neighborhood garage sale. Last year, we did not have very many residents participate even though there was plenty of traffic coming through the subdivision.
 - 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. 100% residents have paid their assessments.
- b. \$13,004.40 collected
- c. Retention pond / HOA liability Insurance has been paid in full for 2019
- d. Retention pond property tax reverted to zero at closing on 10/12/2018.
- e. 2018 retention ponds property tax bill was prorated for \$570.96 paid July 1st & 570.96 due 9/1.
- f. John Hauge verified 2019 assessment will show zero going forward in the county collector data base in July per Paula Bates Director of Assessments.
- g. \$11,798.93 is currently in the HOA account
- h. Anyone who wants a detailed account of the finances may contact Jeff Decker via our email: timberlinevalleysouth@gmail.com or call (779) 601-0287 and leave a message for Jeff.

VII. Bradley Bridge Project & Drainage

- a. When will Crestwood Avenue be closed? (We will be notified weeks ahead of time, date is still TBD because of all the rain that has delayed grading the new dirt brought in)
- b. How will the sidewalk be connected to from the sidewalk behind Edward Hoffman & Bradley Avenue/Crestwood? (New overpass sidewalk will connect very close to Crestwood per plans shared by Joe Graziano, IDOT)
- c. When will the project be done? Answer: Projected for November 2019
- d. Interstate will shut down on Wednesday night.
- e. Susan Moore stated there is more activity with kids on bikes, more lights shining, dog walkers who are not picking up after their dogs along Bradley Avenue.
- f. Joanne Cahill asked where all the bikes are coming from.
 - i. Nextdoor posted that kids have been seen crossing I57 on their bikes, heading towards Boulder Ridge Subdivision. (Barriers added along I57 will hopefully eliminate this problem)
- g. Lighting will be better after the Bradley Bridge project has been completed.
- h. TVS sent pictures of drainage pond (100A) on the I57 side, to show drainage after the storms. The flow to the pond is operating as intended based on a review of our photos and design documents by city drainage and Fountainhead engineers.
- i. Next step is for the board to review and document any erosion caused by i57 drainage into the pond. The board will contact IDOT to review their role in any mitigation action (such as RIPRAP).

VIII. Nuisance Issues

- a. A link was added to our website to the City of Champaign's Nuisance web page. <https://timberlinevalleysouthhoa.com/> then click on LINKS→Nuisance Complaint Form
- b. Complaints received regarding commercial vehicle storage in a residential neighborhood: A commercial vehicle over 9000 lbs. and had been stored in resident's driveway for nine months. This violated City Ordinance 33.6. Homeowner and renter were notified several times.
 - i. Vehicle removed 6/20.
- c. We will update our parking covenant to resemble the Ironwood Subdivision covenant for parking and have a homeowner vote later this year on approval.
- d. A nuisance complaint filed regarding a fence installed inside a homeowner's property lines that created an alleyway, resulting in tall thistle weeds growing on their property outside their fence. This is a City Ordinance violation.
- e. Some pet owners are not cleaning up after their pets. This is a city ordinance violation - Section 7.14 – Removal of Excrement. The fine is \$205 and if a repeat offender, goes up

to \$1,000. Please be a good neighbor and clean up after your pets. This is an offense whether your dog is on public or private property.

- f. Nuisance complaints were filed for excessive noise, hole in the roof and debris in front of homes

IX. Covenant Amendment Proposals

- a. Parking covenant will have the current and proposed amendment before voting
 - i. The Board does not want to use proxy votes to chance covenants but have everyone weigh in on the proposed changes.
- b. Discussed the Post Lantern proposed covenant
- c. Discussed the Garbage and refuse disposal proposed covenant

X. Neighborhood Watch

- a. On the 3300 block of Florence, a car was ransacked again. Car was unlocked both times. Police report was made.
- b. On the 700 block of Erin, a vehicle was stolen between 11:30pm-1:30am. The car was unlocked and the keys were left inside the vehicle. Police report was made.
- c. Will T. noticed garage doors opened which makes it easy to snatch stuff. These are crimes of opportunity normally occurring at dusk.
 - i. There is a locking mechanism on the side of the garage door—move the latch or just unplug the garage door when you are on vacation.
- d. Dead/fallen trees: The City will remove Ash trees from the parkway for free but the resident must contact the City. Then they can choose which type of tree is planted from the City list. Will T. will provide the link for tree removal. The City will pay half and the resident pays half if the tree is on your property. Cost is \$135 to plant a tree. The City stops planting in Late August, so get on their list now. If your tree in the parkway dies, the City will remove and replant for free.
 - i. John H. can call a meeting with Public Works and the Edward Hoffman residents to discuss their dead trees behind their property.

XI. Retention Ponds

- a. The storm water pipe scoping was done by the City this past May. No concerns or issues were raised.
- b. Public Works provided a blue colored medallion to mark the storm drains that lead to the retention ponds.
- c. Rip/Rap investigation notes:
 - i. Gilbert Trucking
 - \$14.50 per ton 3" recycled concrete (RR1 equivalent for light erosion control)
 - RR3 4"x8" did not appear to be an option but will follow up to confirm.
 - \$80 delivery charge for up to 12 tons.
 - ii. Tuscola Stone
 - \$15 per ton for "3" bedding (3x1 stones)
 - \$28 per ton for RR3 4"x8" stone, 50lb top size (recommended size for retention ponds). State approved is all they have in stock (adds \$3 a ton)
 - \$11.50 a ton delivery charge Tuscola to Champaign (called Tuscola builders 217-253-2357 31.00 per ton + 11.50 a ton to haul RR3)
 - iii. Vulcan Materials
 - \$45 a ton delivered for RR3 4"x8" stone, 50lb top size – 12 tons load from Urbana to Champaign.
- d. Shoreline maintenance
 - i. It is the responsibility of each lake lot owner to maintain in good and neat condition the area between the rear line of their lot and the shoreline of the

- retention pond (covenant 15).
- ii. The cost of maintenance of the detention ponds shall be borne by assessment of all lots in the Subdivision (covenant 15)
- iii. The HOA is responsible for the commons area easement shorelines
- iv. It was suggested we have separate meetings with 100A and 100B residents to discuss getting a group rate for rip/rap for anyone interested.
- e. 55 goose eggs were collected from Timberline Valley South lake residents. Last year, Vicki and Steve Anderson (former Timberline Valley North residents) collected 180+ eggs which included eggs from Westlake, Timberline Valley North as well as Timberline Valley South nests.
 - i. We did see small chicks after the egg removal, so some geese re-nested or they were from nests in nearby subdivisions.
 - ii. Terry Huls (Clayton), thanked the HOA for goose egg removal.

XII. New Business

- a. Algae removal: The quote for both ponds was \$3,900 for Marine Biochemists.
- b. Algae discussion on methods to use, bubblers, chemicals etc. The Board is currently doing research
- c. Debby B. (Erin non-lake resident) said that most non-lake owners would not be willing to spend \$3,900 or any amount for algae control. John H. and John C. spoke about untreated algae leading to a buildup of silt / muck. Untreated long term, the ponds would eventually need to be dredged.
- d. **Adjournment**
- e. Meeting adjourned at 8:22pm