

TIMBERLINE VALLEY SOUTH ANNUAL HOMEOWNER MEETING

11/21/2019

AGENDA

- 2019 accomplishments
- Covenant amendment voting and approval
- Goals for 2020
- Budget for 2020
- Elect board of directors for 2020
- Old business
- New business
- Adjournment

2019 ACCOMPLISHMENTS

- Mission: Make TVS a safe, clean and enjoyable neighborhood for all
- Obtained the 15% stormwater tax credit for all homeowners
- Paid 2018 retention pond property taxes with closing credit from last owner
- Verified we will not be taxed on ponds in future with county collector
- Issued 16 closing letters in 2019 for new homebuyers, refinance and HELOC applications
- Partnered with Timberline North to hold neighborhood garage sale in May
- Partnered with city to hold neighborhood clean-up event on 9/21
- Repaired 7 nonfunctional post lamps to improve neighborhood lighting / safety
- Updated covenants on post lamps, parking, garbage and cable dish placement
- Conducted and completed vote on approving updates

2019 ACCOMPLISHMENTS

- Placed No Trespassing signs on retention pond easements (Insurance requirement)
- Updated Timberline Valley South Registered Agent
- Obtained cost estimates:
 - Muskrat trapping estimate from Anything Wild (\$1700)
 - Algae control estimate from Marine Biochemists (\$3900)
 - Goose egg pick estimate through DNR (\$1200)
 - Repair of severe erosion at Lake outlet #5 (by 602 Erin Dr and 3412 Clayton) (\$12,980)
- We did not approve any expenditures, focus was to understand costs, build reserve
- Volunteers culled goose nests in subdivision by 55 eggs & 350 eggs over past 3 years
- Volunteer attempted to catch muskrats
- Individuals did voluntary spot treatments for algae

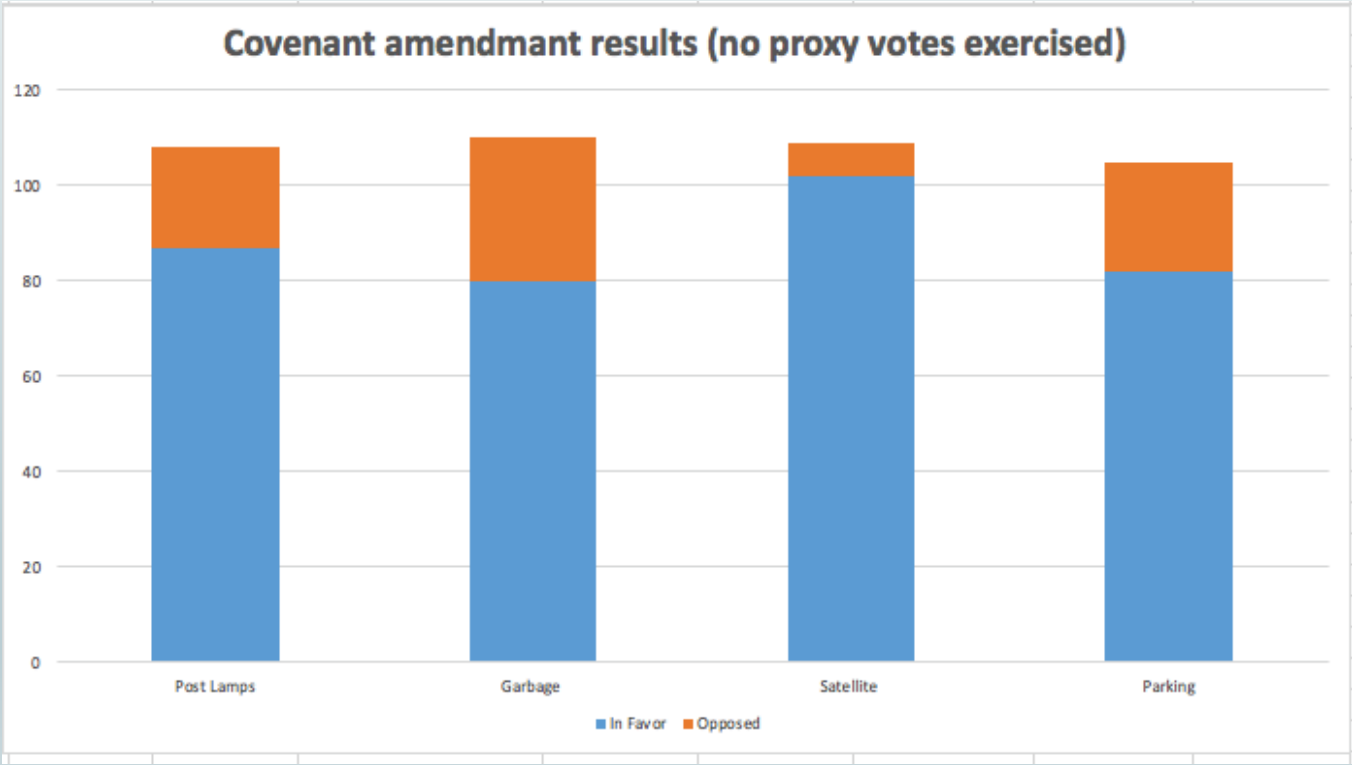
2019 ACCOMPLISHMENTS

- Clarified pond management responsibilities with Champaign Public Works Director
- Subdivision is responsible for maintenance costs associated with
 - Erosion control, silting and 2 exposed drains
 - Drain #1: Lake outlet #5 (by 602 Erin Dr and 3412 Clayton)
 - Drain #2 Lake outfall #9 (by 719 Erin Dr)
- City will cover costs associated with maintenance of all underground storm pipes
- Obtained Illinois Native Plant guidelines on alternatives for erosion control

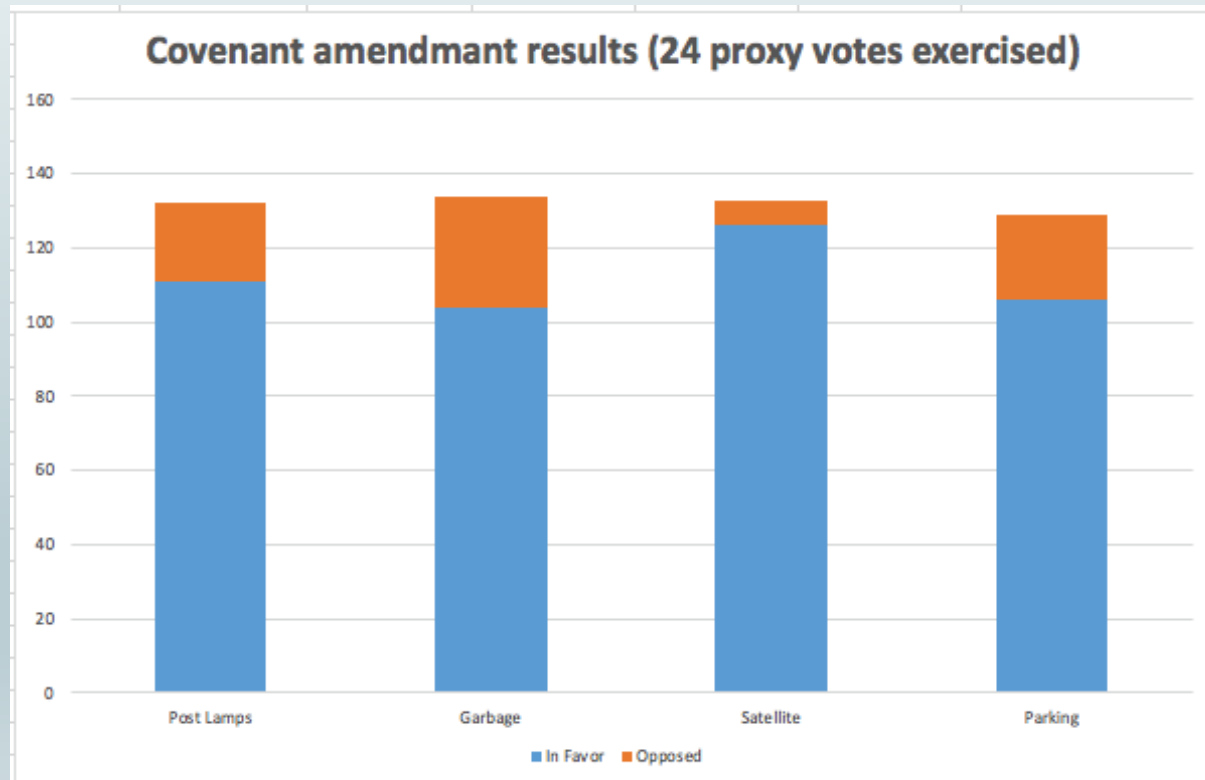
2019 ACCOMPLISHMENTS

- Achieved 100% assessment participation in 2019
- Worked with city and landlord to have Tang Dynasty Truck removed
- Volunteers removed paddleboat by Lake outlet #5 (recommended we keep clear by city)
- Purchased 9 grass carp from annual DNR sale to assist with weed control in ponds
- Obtained Free Bass and Bluegill from DNR with grass carp
- Reported ordinance violations for city review to encourage neighborhood maintenance
 - Parking
 - Grass cutting
 - Downed trees
 - Roof and siding repair

COVENANT AMENDMENT VOTING RESULTS (NO PROXY VOTES EXERCISED)



COVENANT AMENDMENT VOTING RESULTS (24 PROXY VOTES EXERCISED)



GOALS FOR 2020

- Develop a plan for overgrowth / debris clean up on I57 pond
- Partner with city and respective lot owners to repair severe erosion
- Obtain access so all stormwater drains can be scoped (fence & dock issue)
- Mark storm drains / encourage clearing of obstructions (Leaves, grass ...)
- Investigate options for low cost, environmentally friendly algae control
 - Diffusion aeration
 - Grass carp and catfish
 - Native noninvasive Illinois plants
- Monitor & control muskrat population to mitigate shore erosion

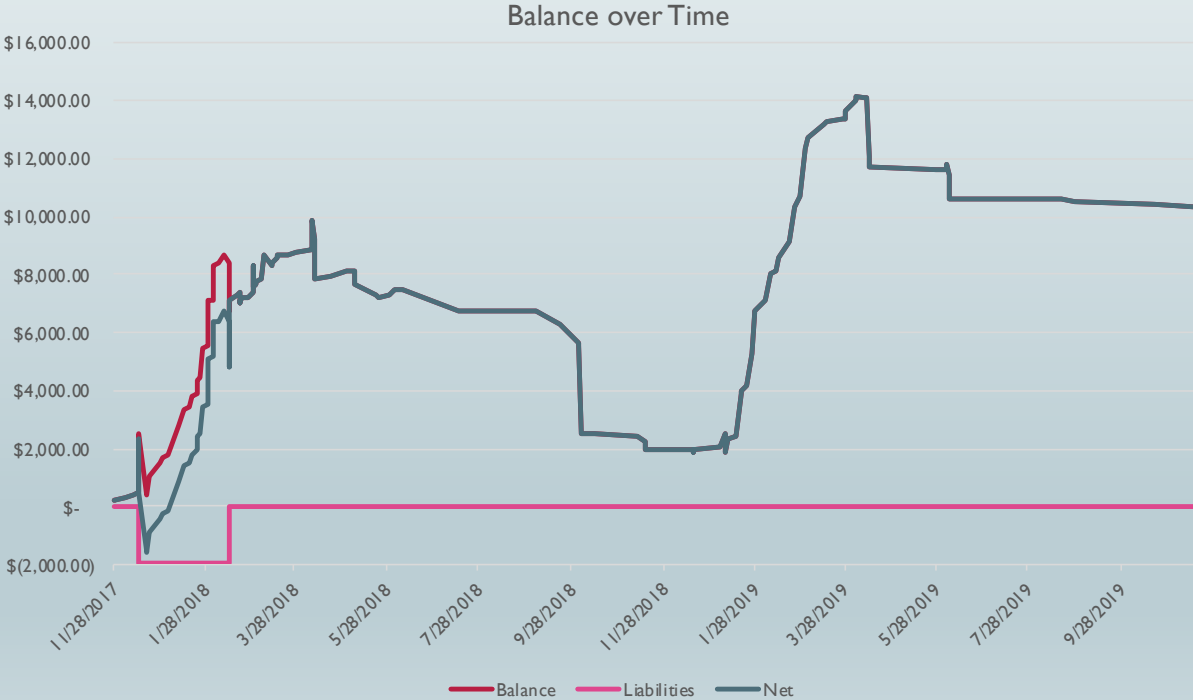
BUDGET FOR 2020

- Reserve depleted resolving ownership dispute in 2018
- Reserve replenished in 2019 with minimized spending
- Concern about erosion around exit drain 100B, entrance to 100A
- Getting budget estimates for erosion resolution
- Meeting scheduled with Champaign Public Works Director
- Goal is to lock down our responsibility regarding pipe maintenance
- This will help us set a better budget target for our reserve fund

BUDGET FOR 2020

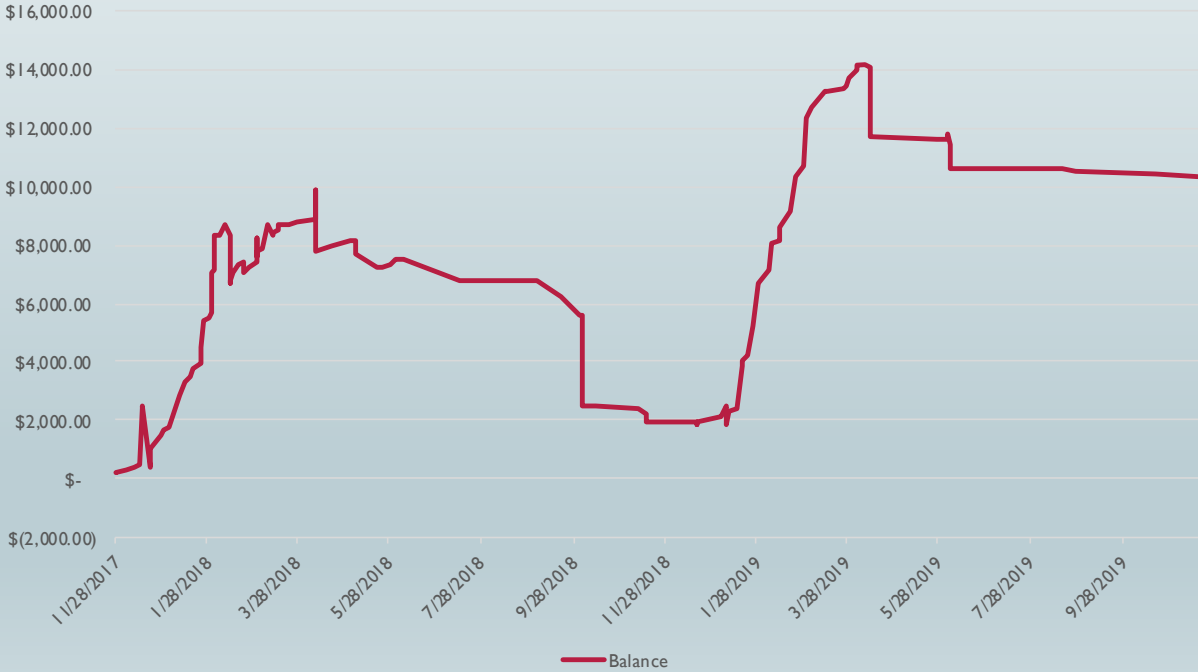
	2017 Actual	2018 Actual	2019 Budget	2019 YTD	Variance	2020 Draft
Income						
Assessments & Late Fees	\$ -	\$ 11,130	\$ 12,800	\$ 12,898	\$ 98	\$ 12,800
Prepaid Dues	\$ 1,850	\$ 100	\$ -	\$ -	\$ -	\$ -
Loan	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -
Return Escrow	\$ -	\$ -	\$ -	\$ 78	\$ 78	\$ -
Grants	\$ -	\$ 1,044	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 3,800	\$ 12,274	\$ 12,800	\$ 12,976	\$ 176	\$ 12,800
Expenses						
Legal Fees	\$ 2,000	\$ 2,526	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ 2,696	\$ 2,696	\$ 2,626	\$ (70)	\$ 2,626
Property Purchase	\$ -	\$ 3,580	\$ -	\$ -	\$ -	\$ -
Property Tax	\$ -	\$ -	\$ 1,142	\$ 1,142	\$ -	\$ -
Income Tax Preparation	\$ -	\$ 450	\$ 450	\$ 450	\$ -	\$ 450
Office Supplies	\$ 72	\$ 86	\$ 100	\$ 8	\$ (92)	\$ 100
Postage	\$ 58	\$ 238	\$ 125	\$ 42	\$ (83)	\$ 100
Web hosting	\$ -	\$ 307	\$ 164	\$ 20	\$ (144)	\$ 164
PO Box Rental	\$ -	\$ 82	\$ 82	\$ 92	\$ 10	\$ 92
Corporate Registration	\$ -	\$ 10	\$ 10	\$ 15	\$ 5	\$ 10
Meeting Room Rental	\$ -	\$ -	\$ 68	\$ 68	\$ -	\$ 68
Social Committee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage sale ads	\$ -	\$ 28	\$ 28	\$ 103	\$ 75	\$ 28
Repay Loan	\$ -	\$ 1,950	\$ -	\$ -	\$ -	\$ -
Projects/Maintenance	\$ -	\$ -	\$ 7,262	\$ 95	\$ (7,167)	\$ 7,330
Long Term Reserve	\$ -	\$ -	\$ 1,816	\$ -	\$ (1,816)	\$ 1,832
Total Expense	\$ 2,131	\$ 11,952	\$ 13,942	\$ 4,660	\$ (9,282)	\$ 12,800

BUDGET FOR 2020



BUDGET FOR 2020

Balance over Time



ELECT BOARD OF DIRECTORS FOR 2020

- Serving 2-year terms
 - Oscar Gamble (Director)
 - John Hauge (President)
- Running for 2020 board
 - Wil Thebodeau (Vice President)
 - Jeff Decker (Treasurer)
 - Stephanie Bennet (Director)
 - John Costello (Director)

ELECT BOARD OF DIRECTORS FOR 2020

- Retiring from board after this year
 - Debby Borg (current secretary)
- Is there anyone present interested in serving on the 2020 board?

OLD BUSINESS

- One remaining Champaign free yard waste pick-up on 12/11
- Have items out by 6:00 am
- Keep > 5 ft away from trees, mailboxes, light poles, hydrants...
- Branches <2” in diameter; < 3.5’ long; bundles <18” diameter
- [Link available on our web page for map, schedule & details](#)

- Bradley Bridge project has pushed out to end of year
- Watch Nextdoor and Gazette for latest news

BRADLEY BRIDGE PROJECT

- Crestwood will remain closed until project completion
- Concern that new walk will bring more foot & bike traffic, noise & litter
- Signs requested to encourage courtesy on Bradley commons walkway
- IDOT reviewed how new walk connects with concerned homeowners
- Better lighting on Bradley for bike paths, road & walkways
- Disappointment expressed that railing is not like one on Windsor Rd
- Windsor railing required because of steep slope per city and IDOT

SIGNS – COURTESY



SIGNS – NEIGHBORHOOD ENTRY (CU WOODSHOP SAMPLES)



SIGNS – EASEMENT NO TRESPASSING / SWIMMING



CU Woodshop can make

- Guesstimate based on call
- \$35 for wood post
- \$75 for CNC wood carving
- Need to request quote

NUISANCE ISSUES REPORTED TO HOA

Most violate ordinances, the remainder will need a covenant update

1. Grass / weeds not being cut per city ordinance (>8" is violation)
2. Trailers, commercial vehicle storage for extended periods
3. Excessive weeds >8" between fences that form alleyways
4. Pet owners not cleaning up after pets
5. Littering, excessive noise foot / bike traffic along Bradley / Ed Hoffman
6. Home with hole in roof, fallen tree, weeds, litter, abandoned paddleboat
7. Landscape bags, debris and garbage stored in front of homes

NEIGHBORHOOD WATCH

- Crime in Timberline South has diminished but is still present
- Unlocked cars targeted here and in surrounding subdivisions
- Simple deterrents
 - Keep your car doors locked & garage doors closed if you're not watching
 - Keep your post lamp functional, a well lit home is a less attractive target
 - A side benefit, the post lamps draw insects away from your home
- Consider RING or Nest cameras for additional security

RETENTION POND MAINTENANCE



- 100B erosion bad in several areas. Most critical is at the exit drain and the Erin Utility easement.
- About 2 feet of erosion at 100B exit drain (Shown left); paddleboat has been removed.
- The HOA developed a recommendation for RIP/RAP (RR3). Need to socialize with lake lot owners for feedback
- 100A north shoreline in poor shape at inlet pipe.
- Inlets from 157, Boulder Ridge and Sawgrass functioning well but erosion needs to be documented. There are reports of backup, flow and washout of the north shoreline.

NEW BUSINESS

ADJOURNMENT
