

**TIMBERLINE VALLEY SOUTH
ANNUAL HOMEOWNER
ZOOM MEETING**

11/17/2020

AGENDA

- Call to Order
- Elect board of directors for 2021
- Accomplishments in 2020
- Covenant amendments
- Goals for 2021
- Budget for 2021
- Old business
- New business
 - Security Camera Investigation & Conversation with Neighborhood Services
 - Discuss Subdivision Entry Sign Research
- Adjourn

CALL TO ORDER

- We have had 16 new homeowners join us in 2020
- Welcome to Timberline Valley South!
- Please visit our web page at <https://tvshoa.com>
- Today's slides and other useful information can be found there
- Please authorize electronic communication when visiting tvshoa
- Please join Nextdoor for other helpful local information
- Thank you for virtually attending today's annual meeting!

ROLL CALL & VOTING

- Number of homeowners on Zoom
- Number of homeowners calling in
- We were granted 96 (76) proxy votes by homeowners for 2020
- Board votes proxies to approve current directors for 2021
- We need to subtract proxies for homeowners in attendance
- Homeowners phoning in can vote by name

ELECT BOARD OF DIRECTORS FOR 2021

- Any nominees or volunteers for 7th seat?
- We can vote for 2021 directors by secret zoom poll
- Only Nina will see individual votes
 - I vote that returning board member <Board member name> continue to serve in 2021
 - The answer option is simply yes or no.
 - The poll is set up for answers to be anonymous
- Proxy votes will be added to total for each individual
- We do need to determine how many proxy votes are also present in the meeting
- The number present in the meeting will be subtracted from the proxy count

ELECT BOARD OF DIRECTORS FOR 2021

- Volunteers / Nominees
- Board members offering to serve in 2021 (6 returning members)
 - Stephanie Bennett
 - John Costello
 - Jeff Decker
 - Oscar Gamble
 - John Hauge
 - Wil Thebodeau

2020 ACCOMPLISHMENTS

- Mission: To make TVS a safe, clean and enjoyable neighborhood for all
- Retained the 15% stormwater tax credit for all homeowners
- Shortened web page url from timberlinevalleysouthhoa.com to tvshoa.com
- Web Page Links added for: COVID info, See Click Fix AP, Recycling links
- Participated in Monthly Neighborhood Services Meetings
- Issued 31 closing letters in 2020 for new homebuyers, refinance and HELOC applications
- Partnered with city to hold neighborhood clean-up event on 9/21
- Volunteers drained and removed an abandoned broken paddleboat during clean-up event

2020 ACCOMPLISHMENTS (CLEANUP)



2020 ACCOMPLISHMENTS

- 100% homeowner participation in 2020 assessment
- Partnered with city to repair severe retention pond erosion
- Worked with DNR
 - Obtained 18 grass carp and placed 6 in 100B pond and 12 in 100A pond to reduce algae
 - Culled goose nests by 75 eggs (425 eggs over past 3 years)
- Renewed retention pond homeowner & board liability protection insurance
- Restored erosion at lake outlet drain #5 and Commons Easement Entrance at 622 Erin
- 6 dead trees removed from commons area shorelines

100B RETENTION POND SHORELINE RESTORED AT LAKE OUTLET #5



100B RETENTION POND SHORELINE RESTORED AT LAKE OUTLET #5



100B RETENTION POND SHORELINE RESTORED AT MAINTENANCE EASEMENT ENTRANCE



100B RETENTION POND SHORELINE RESTORED AT MAINTENANCE EASEMENT ENTRANCE



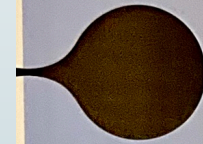
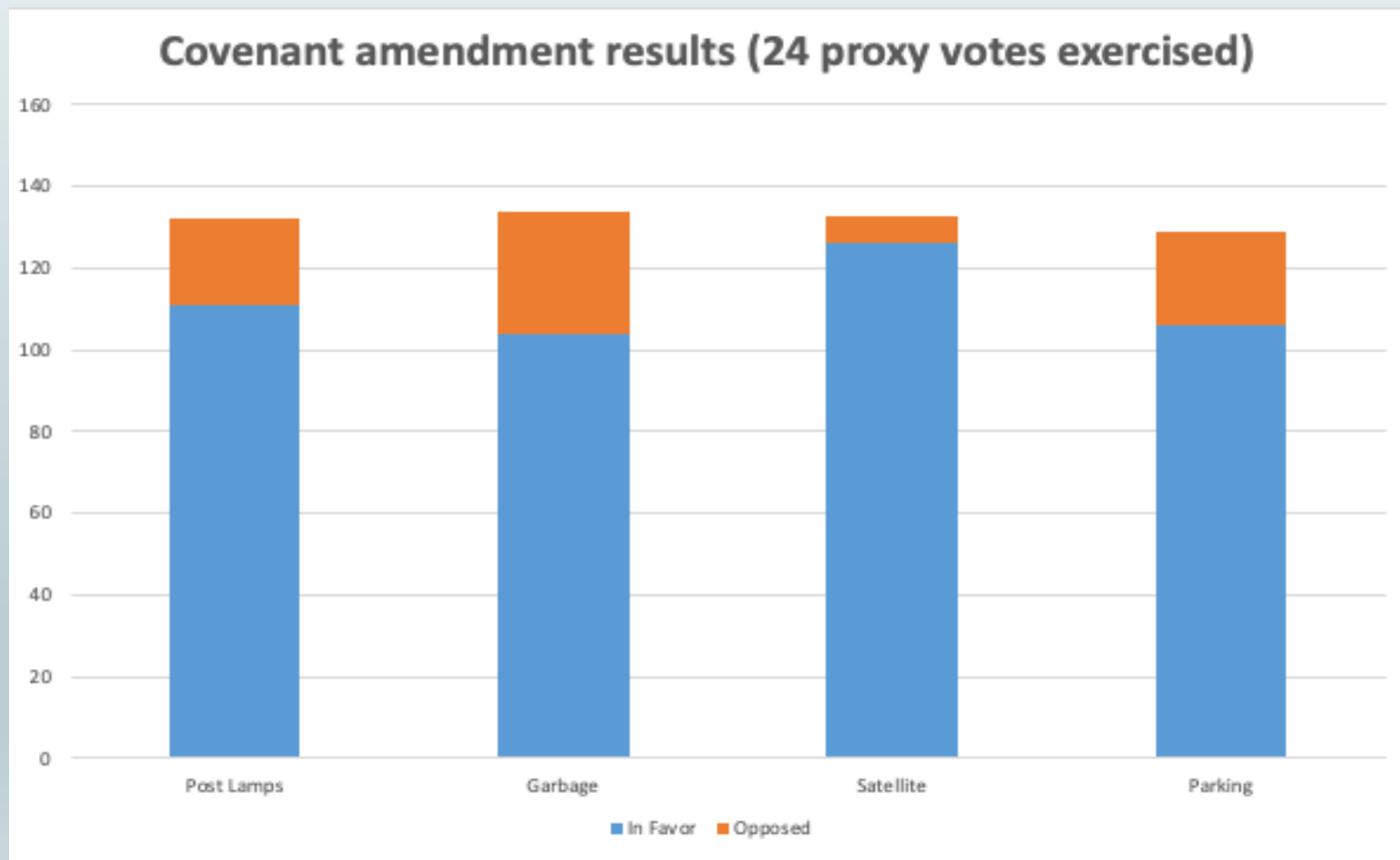
DEAD TREE REMOVAL



2020 ACCOMPLISHMENTS

- Individuals did free voluntary spot treatments for algae control on retention ponds
- Volunteer attempts to catch muskrats on retention ponds
- Investigated security cameras for subdivision as a deterrent to crime in subdivision
- Obtained quotes for Subdivision Entrance Sign from 4 Vendors
- Obtained a Park District quote for flowers and maintenance at subdivision entrance
- Worked with Public Works & homeowners to clarify maintenance along Bradley / Bridge
- Filed covenant amendments with the Champaign County Recorder
- Designed and produced a door hanger to inform / remind homeowners of covenants

COVENANT AMENDMENT VOTING RESULTS (24 PROXY VOTES EXERCISED)



Timberline Valley South Homeowners Association

Our subdivision strives to make this a safe, clean and enjoyable place to live. In support of that, the homeowners voted to approve and adopt 3 covenant amendments regarding post lamps, garbage storage and parking in 2019. We wanted to reach out to remind you of these covenants as we noticed the following at your home:

- Post lamp is not working
- Garbage can is seen from the street
- Boat, motor home, camper, or trailer is parked outside of the garage for more than 24 hours

Thank you for helping to make this a safe, clean and enjoyable neighborhood for all!

If you have any questions, you can review the covenants online at:
<https://timberlinevalleysouthhoa.com/read-me>

or contact the HOA at:
Timberline Valley South Homeowners
Association
PO Box 6494
Champaign, IL 61826-6494
(779) 601-0287
timberlinevalleysouth@gmail.com

GOALS FOR 2021

- Produce a quarterly newsletter (available with electronic communication)
- Promote a subdivision garage sale with Timberline Valley North
- Summer Picnic (depending on COVID 19 status)
- Hold Annual Neighborhood cleanup event
- Monitor weed growth along Bradley bridge
- Work with city to maintain esthetics
- Use door hangers to encourage homeowner acceptance of new covenants

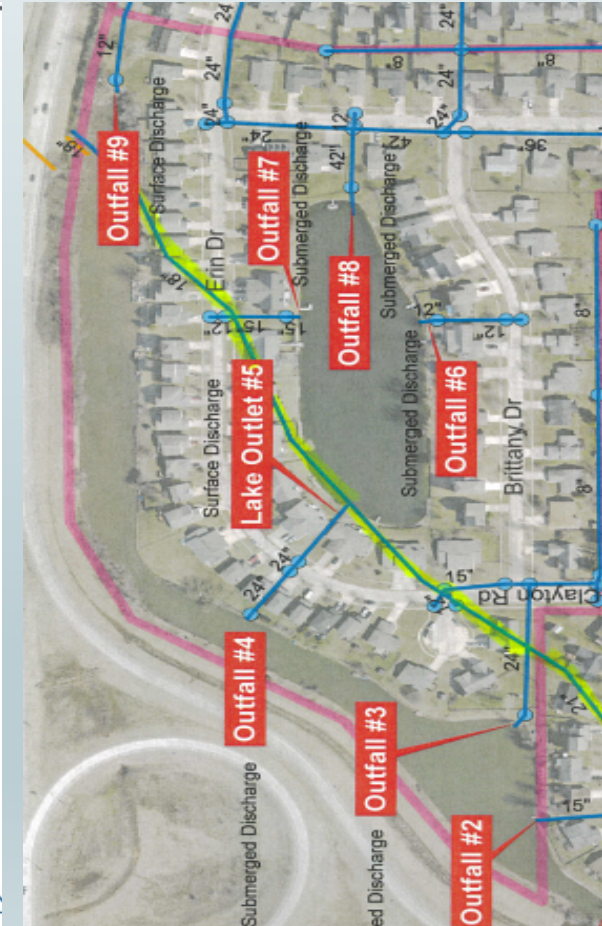
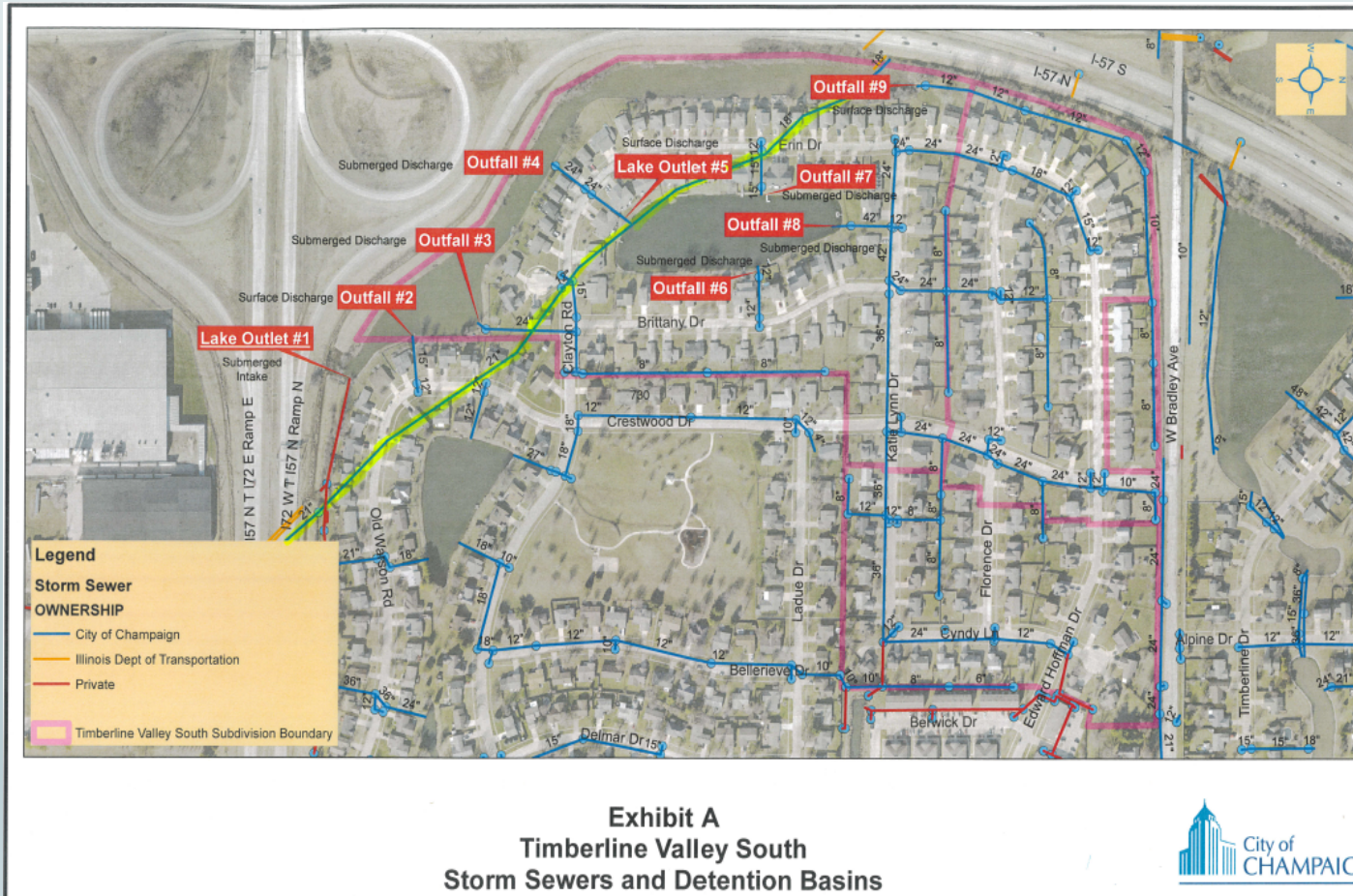
GOALS FOR 2021

- Work with DNR to manage wildlife population to mitigate shore erosion
- Continue to reduce overgrowth & clean up debris on I57 pond
- Work to gain access to drains not scoped due to fence and dock issues
- Mark storm drains / encourage clearing of obstructions (Leaves, grass ...)
- Re-access options for low cost, environmentally friendly algae control
 - Grass carp and catfish
 - Native noninvasive Illinois plants
 - Diffusion aeration (last resort)

GOALS FOR 2021

- Continue building reserve with conservative spending
- Renew liability insurance
- Replenish 100A pond easement entrance RIPRAP
- Proceed with entrance sign based on neighborhood acceptance
- Review silting on 100A pond where it narrows at Erin / Clayton
- Determine budget for a future repair at 100A lake outfall #9

LAKE OUTFALL #9 – PUBLIC WORKS MAP



2020 FINANCIAL STATUS

2020 Starting Balance	\$ 10,210
Income	\$ 17,065
Expenses	\$ 12,694
2020 Current Balance	\$ 14,581

Reserves	12/31/18	12/31/19	12/31/20
Emergency	\$ 750	\$ 2,943	\$ 4,773
Cash Reserves	\$ -	\$ 7,167	\$ 9,808
Property Tax	\$ 1,142	\$ -	\$ -
Prepaid Assessments	\$ 100	\$ 100	\$ -
Total Reserve + Prepay	\$ 1,992	\$ 10,210	\$ 14,581

Notes regarding 2020

- 12/31/20 reserves are projected
 - Neighborhood grant: +\$2125
 - Web Hosting: -\$144
- \$0 for Social, Meeting Room, or Garage Sale due to pandemic
- Legal fees to record 2019 covenant changes
- Saved \$450 by preparing income tax in house

	2019 Actual	2020 Draft	2020 YTD	Variance	
Income	Assessments & Fees	\$ 12,898	\$ 12,800	\$ 12,930	\$ 130
	Prepaid Dues	\$ 100	\$ -	\$ -	\$ -
	Return Escrow	\$ 78	\$ -	\$ -	\$ -
	Grants	\$ -	\$ -	\$ 2,010	\$ 2,010
	Total Income	\$ 13,076	\$ 12,800	\$ 14,940	\$ 2,140
Expenses	Legal Fees	\$ -	\$ -	\$ 61	\$ 61
	Insurance	\$ 2,626	\$ 2,626	\$ 2,626	\$ -
	Property Tax	\$ 1,142	\$ -	\$ -	\$ -
	Income Tax Prep	\$ 450	\$ 450	\$ -	\$ (450)
	Office Supplies	\$ 8	\$ 100	\$ 64	\$ (36)
	Postage	\$ 97	\$ 100	\$ 64	\$ (36)
	Web Hosting	\$ 164	\$ 164	\$ 40	\$ (124)
	PO Box Rental	\$ 92	\$ 92	\$ 106	\$ 14
	Corporate Registration	\$ 15	\$ 10	\$ 10	\$ -
	Meeting Room Rental	\$ 68	\$ 68	\$ -	\$ (68)
	Social Committee	\$ -	\$ -	\$ -	\$ -
	Garage Sale Ads	\$ 103	\$ 35	\$ -	\$ (35)
	Projects/Maintenance	\$ 95	\$ 7,325	\$ 9,579	\$ 2,254
	Emergency Reserves	\$ -	\$ 1,830	\$ -	\$ (1,830)
	Total Expense	\$ 4,859	\$ 12,800	\$ 12,550	\$ (250)

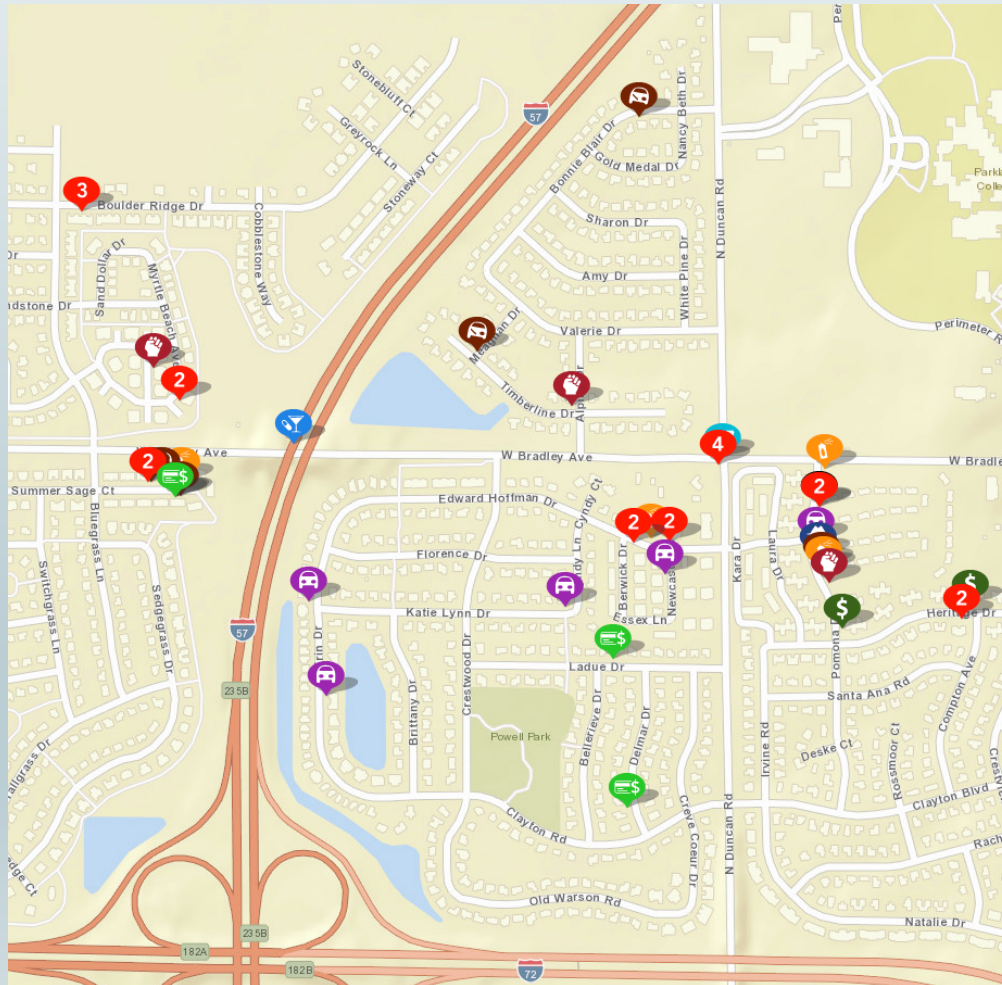
BUDGET FOR 2021

- Assessments to remain \$100 for lots by ponds / \$50 for lots not by ponds (goal every year)
- Projected cash on hand entering 2021 - \$14,581
- 2021 budget item considerations
 - Liability insurance, Web Page, PO Box Rental renewal
 - Office supplies – envelopes, stamps, labels & ink
 - Restore 100A retention pond easement shoreline (625 Erin is easement location)
 - Entrance sign based on neighborhood acceptance (Crestwood & Bradley)
 - Park District Flowers by Entrance Sign in 2022?
 - Pursue small grant support for neighborhood improvements
 - Additional grass carp based on algae,(especially blue green) water quality
 - Review silting on 100A pond where it narrows at Erin / Clayton
 - Budget estimate for future pipe repair at 100A lake outfall #9 (south of 803 Erin Dr)

OLD BUSINESS

- Last Champaign free yard waste pick-up is on Wednesday 12/02
 - We are in zone O3
 - 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](#)

NEIGHBORHOOD WATCH



- Crime mapping 7-month report
- Timberline Valley South is low (3)
- Crime is still present in area
- Always lock your car
- Remove all keys
- Don't forget your valet key!
- Garage door opener makes an unlocked car an unlocked home
- Keep post lamp functional
- Report crime to police!

NUISANCE ISSUES REPORTED TO HOA IN 2020


Most violate ordinances, the remainder caused minor covenant updates

1. Pet owners not cleaning up after pets
2. Trailers storage for extended periods
3. Car parked on street > 72 hours no plates
4. Grass / weeds not being cut per city ordinance (>8" is violation)
5. Weeds > 8" between fences that form alleyways between homes
6. Grills, landscape bags, debris and garbage stored in front of homes







NEW BUSINESS

- New items from homeowners
- Security camera research
- Subdivision Entrance Sign research for Bradley & Crestwood entrance

NEW BUSINESS – SECURITY CAMERAS



The screenshot shows the Flock Safety website interface. At the top left is the logo "flock safety". To its right are navigation links: "Product", "Crimes Solved", "Flock for Police", "Privacy", "Careers", and "Sign In". A green button labeled "Speak to a Consultant" is positioned to the right of these links. The main content area features a photograph of a white Dodge car with a license plate reader overlay. The overlay displays the following information:

 PLATE Q5 W44 DVN	 LAST VISIT 3:15 PM
 MAKE DODGE	 SEEN 3 OF LAST 30 DAYS
 COLOR WHITE	 RESIDENT? NO

Below the image, the text reads: "Peoria, your safety is everything. Live in an HOA or neighborhood? Work in law enforcement? Use license plate readers to capture evidence and stop crime. Don't capture faces. Capture license plates. 70% of crime involves a vehicle. Police say a license plate is the best evidence to solve crime. Use a camera that sees like a detective. Detects vehicle make, type, color, license plate, state, temp & missing plates. All the footage is yours. Your neighborhood 100% owns the data. Flock Safety will not share, sell, or access your data. Try it today. Join 700,000+ other neighbors who use Flock Safety."

- License plate reader / recorder
- A key deterrent to crime
- A bit costly for our budget goals
- \$2000 per camera / year
- Reads and timestamps plate info
- We may be able to mimic this by being alert to vehicles in neighborhood
- Well placed trail cams might work

NEW - SUBDIVISION ENTRY SIGN RESEARCH (CU WOODSHOP SAMPLES)



- Estimated before CU closed
- Need a new estimate, dealing with new owners
- It's wood sign that will require the most regular maintenance of the options we have

NEW - SUBDIVISION ENTRY SIGN CONSIDERATIONS (AMERICAN DOWELL SIGN, CO.)



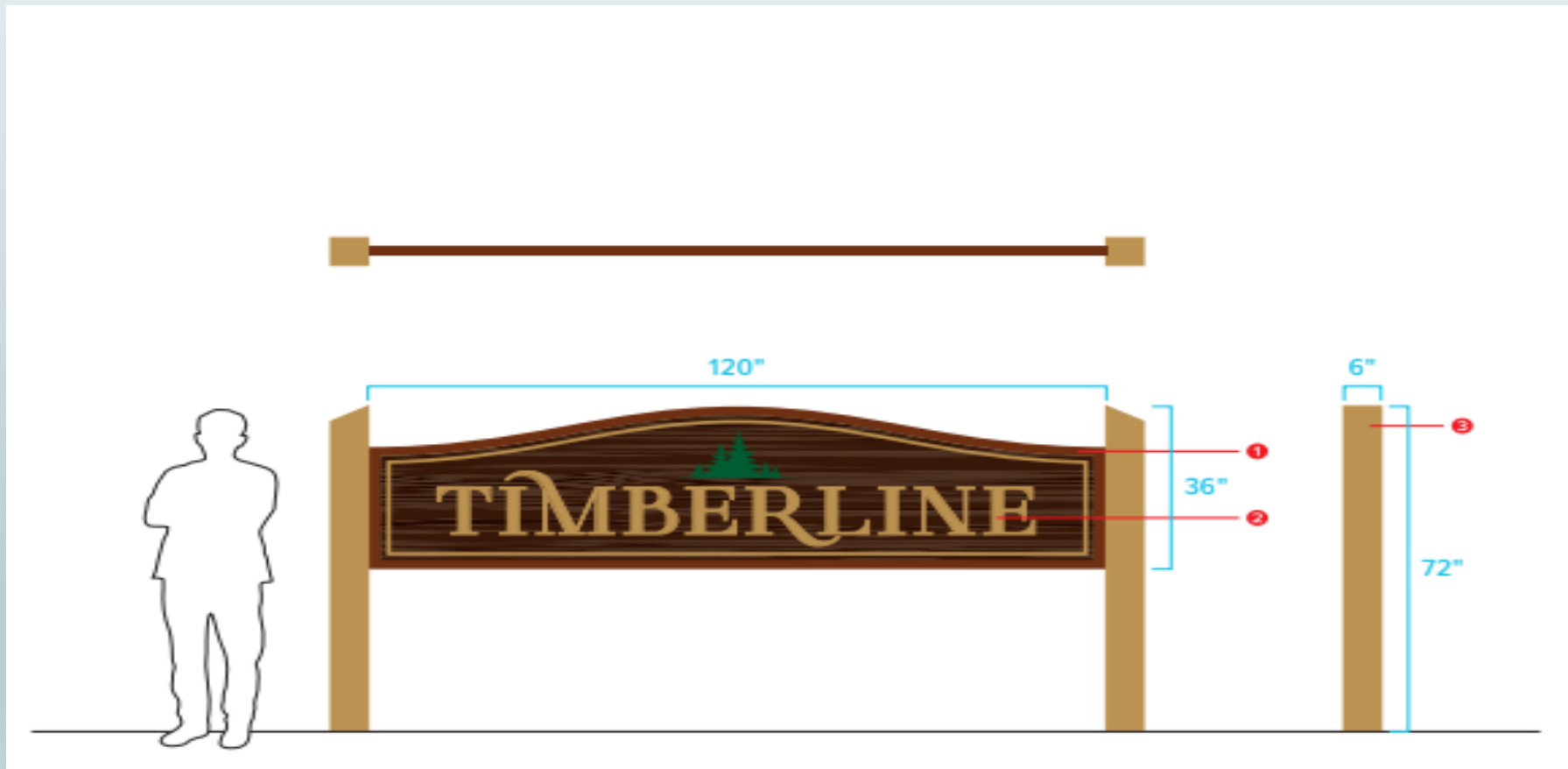
Sandblasted non wood sign, still requires regular maintenance to keep paint looking good

NEW - SUBDIVISION ENTRY SIGN CONSIDERATIONS (AMERICAN DOWELL SIGN, CO)



Sandblasted non wood sign, still requires regular maintenance to keep paint looking good

NEW - SUBDIVISION ENTRY SIGN CONSIDERATIONS (PRAIRIE SIGNS, INC.)



Sandblasted non wood sign, still requires regular maintenance to keep paint looking good

NEW - SUBDIVISION ENTRY SIGN CONSIDERATIONS (BOULDER DESIGNS INC.)



The Board believes this is the best option

It requires the least maintenance

It has a nice appearance

The cost is reasonable

We would apply for a small grant to help fund

What do the homeowners think?

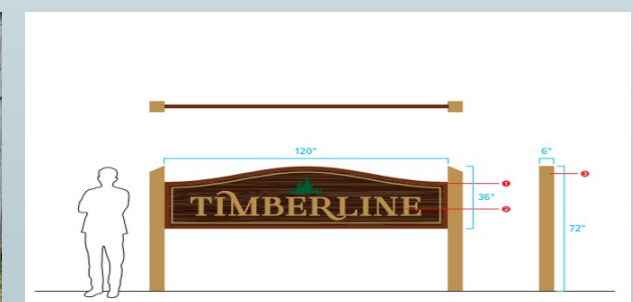
NEW - SUBDIVISION ENTRY SIGN CONSIDERATIONS (PARK DISTRICT FLOWERS)



Flower Investigation

- Park District Program
- They would plant & maintain
- Includes weeding & watering

NEW - SUBDIVISION ENTRY SIGN CONSIDERATIONS (SIGN LOCATION)



ADJOURNMENT

- These slides are available at TVSHOA.COM
- Please have a safe holiday!
- Thanking you for attending the virtual homeowner meeting