

**Timberline Valley Homeowners Association**  
**Meeting Minutes**  
**April 9, 2016**

**Meeting was held at** El Toro Bravo Restaurant, 2561 W Springfield Ave, Champaign, IL

**Meeting was called to order** at 10:05 a.m.

**Board members in attendance:** Roger Corsaro, Stuart Folse, Harold Hempel, Mitch Kazel, Ed Piat, Lilly Windsor

**Old /New Business:**

- The Board unanimously approved and welcomed Ed Piat and Lilly Windsor to fill two open board member seats. [moved by Folse, second by Hempel]
- The Board unanimously approved the removal of board members Steve Anderson and Tom Shaw for non-participation. [moved by Hempel, second by Folse]
- The Board unanimously approved amending the association bylaws to reduce the total number of board members from ten (10) to seven (7). [moved by Kazel, second by Hempel]
- The Board unanimously approved elimination of Article IV. Section 13. K. of the association bylaws, thereby suspending publication of a printed newsletter. Future subdivision information will be communicated via mass e-mail and web site updates. Annual assessment invoices will continue to be sent out via U.S. Mail. [moved by Folse, second by Windsor]
- In order to build up and maintain a reasonable reserve for contingencies and replacements, the Board unanimously approved raising annual assessments to \$175 (\$25 increase) for non-lake lots and \$350 (\$50 increase) for lake lots, effective in FY 2017 (beginning October 1, 2016). [moved by Kazel, second by Hempel]
- The board will schedule a meeting with the Webber & Thies, P.C law firm, representing the subdivision, to discuss changes to the association bylaws to correct errors in original legal description.
- The Board was reminded that the Spring Garage Sale is scheduled for Saturday May 21st, from 8 AM until 1 PM.
- The Board discussed ongoing street parking issues in the subdivision.

**Meeting Adjourned** at 10:50 a.m.