

**Timberline Valley Homeowners Association**  
**Meeting Minutes**  
**August 13, 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, Mitch Kazel, Robert Ohlsson, Ed Piat.

**Old /New Business:**

- The Board unanimously approved and welcomed Robert Ohlsson to fill one open board member seat. [moved by Folse, second by Piat]
- The Board learned that the cost for the (530) 483-3843 voicemail number the association has been using for several years will increase from \$0/month to \$19.95/month effective August 31. The Board decided to drop the service.
- The Board discussed the algae buildup in our three retention basins. Our contractor advises that he has to be conservative in treatment at this point in the season due to very low oxygen levels in the water. Treating it too aggressively will likely result in a massive fish kill. Maximum depths are estimated at 2' in the long basin, 3' in the small basin, and 6'-7' in the large basin.
- The Board approved a \$400 estimate from Greenside Lawn Care to repair two areas of turf damage around the large basin this Fall.
- The Board unanimously approved the FY 2017 budget. The additional \$5,525.00 generated by the increase in annual assessments will be placed in a bank CD, in order to build up and maintain a reasonable reserve for contingencies and replacements. Estimated legal fees of \$3,000 have been budgeted to have the Webber & Thies, P.C law firm, representing the subdivision, correct errors in original legal description of the subdivision bylaws. [moved by Kazel, second by Piat].
- The Board was informed that Pickle Construction Inc. has successfully repaired the damaged drainage tile noticed on the small basin last spring.
- After several years of being unable to find a resident to maintain the three flower beds on the commons areas, the Board will seek an estimate to remove them.
- The Board discussed ongoing street parking issues in the subdivision.
- Board members Roger Corsaro and Mitch Kazel indicated they will be leaving the board on September 30, 2016. The Board discussed the need to recruit replacement directors.
- The Board was reminded that our annual Homeowner's Association meeting will be held on Saturday, October 8, 2016, starting at 10:00 AM in Room T106/T107, Parkhill Applied Technology Center, Parkland College. The "T" building is immediately north of the Tony Noel Agricultural Technology Applications Center, where we have previously met.
- The next Board meeting will be held on Saturday, September 24, at 10:00 AM at El Toro

Bravo Restaurant, 2561 W Springfield Ave, Champaign, IL.

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