

Hershey Grove Homeowner's Association

Meeting Date/Location: April. 18th 2011 at 6:00 PM
Prairie Vista Golf Course Banquet Room.

MEETING AGENDA

I. Welcome/Introductions

Members of the board introduced themselves- Kent Jarrett-President, Sid Kendrick- Vice President, Pauline Gourley-Treasurer, Vicky Strauss-Secretary, John Bickerstaff-member at large

II. Minutes from July 19, 2010 meeting- approval – minutes were out on Website for all to review prior to 4/18/2011 meeting.

Motion to accept meeting notes as written – by Sid Kendrick
Motion seconded by John Bickerstaff

III. Financial-report provided by Pauline Gourley – Treasurer

As of last HOA meeting of 7/19/2010- HOA account had a balance of \$5806.27

- Received in HOA Dues \$13079.03
- Dividends Received \$11.05
- Recd Refund of deposit from Corn Belt Energy -\$253.09

For a total of \$13343.17

Expenses –

- City of Blm – Water -\$2332.97
- Corn Belt Energy - \$180.28
- Atty Lyndel Armstrong - \$98.00
- Kim LeBaube Mowing -\$2845.00
- US Liability Ins - \$787.00
- Philadelphia Ins Co - \$1004.00
- Covenant Irrigation - \$225.00 (sprinkler maintenance)
- Sec of State –Corp Ann Report- \$10.00
- Office Max (envelopes, paper, 1099's) \$47.69
- Website cost /year \$59.40
- Menard's rebar rods & sledge hammer- \$45.78
- Prairie Vista Golf Course Meeting Room \$50.00
- Postage \$42.24

Total Expenses - \$7727.36

Current balance \$11422.08

IV. Reports

• Entrance Lights

LED Light has been recently installed at entrance by Emmett Scharf Electric. LED light electric charge should be minimal.

• Muskrats

The muskrat situation has been investigated by a Pest control company. The muskrats that were previously digging and living in the detention basin were no longer there. There was no charge by the Pest Company. Advised homeowners to notify board if they see any indication of muskrat return

• Survey of common area

Discussed recent survey of common area surrounding the detention basin for the purpose of determining property lines prior to any erosion work being performed. Kent Jarrett – President indicated that he would be placing rebar in place of the sticks that are currently on the property lines and that he will be placing them deep enough for the homeowners to be able to mow.

• Fence

Discussed current state of fence – with two panels missing and how we should repair and what we should do about future fence repairs should they be needed. The fence panels have been discontinued and are not available in Bloomington. The only panels available are located at the Menards in Wilmington IL. Discussed getting the panels from Wilmington but having to rent a truck to do so. Also discussed placing a wood fence behind the vinyl fence. There was no consensus – matter will be discussed further by the board and the homeowners.

- **Gate Painting**

Discussed need to have gate painted due to the rust and peeling paint. We received an estimate from McGraw ornamental Iron – brought in by Mike Parker. Vicky Strauss – will contact McGraw for a more formal document and proof of insurance.

- **Mowing & Fertilizing contracts**

Discussed current year contracts – price for mowing (Kim LeBaube mowing) will remain the same for this year. The price for fertilizing (Freedom Lawn Maintenance) has increased some for this year.

- **2 trees per lot**

Discussed – covenant requirement of two hardwood trees per lot. See Article V, Section 12 of the Hershey Grove Covenants.

- **Planting in common areas**

Discussed that a drawn up plan and approval by HOA board required prior to planting anything in the common areas of Hershey Grove. A document of understanding is to be created for further clarification. See Article V, Section 10 of the Hershey Grove Covenant.

- **E-mail = hershegrovehoassoc@gmail.com**

Explained that HOA Board has this email address should anyone wish to contact the board for any reason

- **Website = <http://www.hershegrovehoa.com>**

Vicky Strauss provided a demo of the new Hershey Grove website

- **Facebook**

Explained Hershey Grove HOA has a Facebook page for easier notification of those who become a friend of the site.

- **Garage Sale = June 17th – June 18th**

Explained that Hershey Grove will be holding a neighborhood garage sale for the subdivision on these dates. HOA will provide a newspaper ad and signage.

- **2 HOA meetings Annually**

Discussed change from holding HOA meetings 4 times a year to meeting 2 times a year – July and January. Next meeting – July 18, 2011 for elections.

- **Elections in July**

Discussed that elections will be held in July for President and Secretary for 2-year terms.

A. Occupancy – current occupancy information

- *91 developed lots with 69 homes and 22 lots owned by Snyder Corporation.*

B. Other Reports- none

V. Unfinished Business

VI. New Business

Discussed the cattails that grow around the detention basin. These are known to attract muskrats. There was discussion about spraying to kill the cattails, as cutting them down does not keep the muskrats away. It was indicated that it can take up to 5 years to kill the cattails. About 2 to 3 years ago some of the Homeowners along the detention basin got an estimate from a company called Marine Corporation to spray around the basin for \$300 to \$400. Instead of using this company at that time chemicals were purchased by the homeowners and a qualified person sprayed the affected areas. It was decided that since this was a problem in a common area that this service should be part of the HOA responsibilities. Vicky will check into prices for this service.

Millard Jorgenson – brought up information regarding our detention basin being the recipient of water flowing in from Brookridge Estates and Ireland Grove subdivisions and possibly causing some of the issues with our detention basin. He also provided a copy of the City of Bloomington Storm Water Credit Manual.

Kent took this information and will do some further investigation.

VII. Next Meeting

July 18th 2011 – elections and budget meeting

VIII. Adjourn - members

Meeting adjourned at 7:00 pm