



Hershey Grove Homeowner's Association Meeting

Meeting Date/Location: July 16, 2012 at 6:00 PM

Prairie Vista Golf Course Meeting Room

502 W Hamilton Rd, Bloomington, IL 61704

(309) 434-2217

HOA MEETING NOTES

I. Welcome/Introductions

New HOA members were welcomed. Introductions were made for all of those in attendance. 26 people were present at the meeting. 18 properties were represented.

II. Minutes

The meeting minutes were approved from the February 20, 2012 HOA Meeting.

- Sid Kendrick –Vice President–moved to accept the minutes as written.
- Seconded by Vicky Strauss – HOA Secretary

These minutes were previously sent to Homeowners via Email and USPS if no email address. Minutes also on HOA website.

III. Financials – Treasurer—Pauline Gourley

Treasurer provided update on present financial status of the Homeowners Association account. Sid Kendrick moved to accept the Treasurer's report as given. Vicky Strauss seconded the motion.

IV. Reports

Fence

The current state of the fence was discussed.

The board (Sid, Kent and John) will replace the two missing panels at the end of the fence with some re-enforcement to help with the sturdiness of the panels. After this replacement there will be 7 fence panels left for future use. These are the last of this type of fence panel available in our area. Also discussed ways to fix the fence panels in the future. We were informed that 3 or 4 of the current fence panels are now bowing. The fence continues to be a concern and will be discussed at future meetings.

Contracts for Service for 2012

- **Mowing for 2012**

We will continue to use the same mowing company - Kim LeBaube for 2012.

Mowing will be slowed down at this time due to dryness. Mower will use the weed whacker for high grass areas. Water bill should be considerably less this year. Last year we ran sprinklers 4 days a week but this year- we are on a twice a week watering schedule. We may need to adjust the sprinklers, as they don't appear to be watering back of berm. We will look into obtaining more information regarding the sprinkler system.

- **Fertilizing –**

We will use the same company as last year- Freedom Lawn Maintenance. There is a small increase in price over last year.

- Freedom Lawn has treated 30 trees on the berm for bagworms at \$15.00/tree. This treatment is guaranteed.
- Homeowners can call the companies referred to in our recent email to have bagworm treatments. We negotiated with Freedom for the same price for our homeowners of \$15.00/tree.

- **Detention Basin**

We requested that Marine Bio Chemical treat the Cattails around the detention basin. We are will need to verify that this has been done. We have also contacted a company about the vegetation that is growing in the detention basin. It will cost approximately \$300.00 /treatment. It has not been determined if this will solve our problem or if the vegetation should be left to grow as a natural process.

We will wait and explore our options for the detention basin.

It was mentioned to the Homeowners to be on watch for Maple Tree borers due to lack of water and heat. It was recommended to saturate the base of the trees with water. Redbud trees and Linden trees can also be affected.

Grieders and Growing Grounds have some self-treatment options.

Vicky moved to accept the reports and Sid seconded the motion.

Occupancy Report

- We currently have 121 lots
- 91 lots are developed
- 30 are undeveloped
- 71 homes
- 78% occupancy in developed lots

Motion to accept occupancy report by Sid. Motion seconded Vicky Strauss

V. New Business

A. Association Dues:

HOA Fees due Aug 1st – payable by:

- \$150.00 cash or check or
- **Paypal Account** - amount \$160.00 to cover convenience fees
Make payment at www.Paypal.com to Hersheygrovehoassoc@gmail.com

Our attorney does not yet have the HOA dues notices out. They will be in the mail soon.

B. Signage around Detention Basin

- We currently have 4 faded No Trespassing signs - 100 foot apart.
- New signs plus 2 no swimming signs are needed. We will talk to mower regarding moving of signs
- John Reed – volunteered to obtain and put up the signs.

C. Future Plans

We discussed the possibility of putting trees along Hershey Road as a hedge for some privacy and noise abatement.

Consideration is being given to developing a 5-10 and 20 - year plan for improvements. It was discussed that other neighboring subdivisions dump run off water into our detention basin.

D. Meet your Neighbor

The Meet your Neighbor event was discussed and it was determined that we should repeat this event next year.

E. Recognition

John Bickerstaff was recognized for picking up the trash around the subdivision and for removing the bagworms from the trees on the berm and for hand seeding the grass at the gate.

VI. Elections

18 households were represented as well 37 election proxies. Quorum # is 46. Quorum was attained for a valid election. Elections were held for 3 board members for 2-year terms.

Vice President -

Joyce Vaia -- nominated -Sid Kendrick for Vice President – Mike Parker– seconded -- Majority carried.

Treasurer -

John Reed nominated Pauline Gourley for Treasurer -Jerry Schelfaut seconded – Majority carried

Member at Large -

Vicky Strauss nominated Mike Parker for Member at Large – Kent Jarrett nominated Jennifer Sorenson

Voting was held by ballot. Jennifer Sorenson was elected as Member at large

VII. Next Meeting

The next meeting will be in January 2013. The exact date will be announced later.

VIII. Adjourn – members

Kent moved to adjourn meeting. Sid seconded the motion.

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