

# Hershey Grove Homeowner's Association Meeting Notes

**Meeting Date/Location:** January 21, 2013 at 6:00 PM  
Prairie Vista Golf Course Meeting Room  
502 W Hamilton Rd, Bloomington, IL 61704  
(309) 434-2217

## MEETING NOTES

**Welcome/Introductions** - all homeowners and board members introduced themselves and provided their home addresses.

### ***Past Meeting Minutes***

Meeting minutes approved for meeting held on July 16, 2012. The Meeting Minutes were available on the website or were mailed prior to meeting.

Jen Sorenson motioned to approve meeting minutes. Sid Kendrick seconded. Vote taken and motion approved.

### **Financial Report**

Treasurer provided current status of HOA bank account – income and expenses. A copy of the details will be sent via email and USPS to all homeowners after the meeting.

Sid Kendrick moved to approve the treasurer's report. Jen Sorenson seconded the motion. Vote taken. Motion approved.

### **Other Reports**

#### **Occupancy Report-**

- Hershey Grove subdivision has a total of 121 lots. 91 of these lots are developed and 30 are undeveloped.
- We presently have 71 homes, which represent 78% occupancy of the developed lots.

#### **Fence report**

The fence appears to be holding up well after the reinforcement, which was added during the last repair. We have only 6 panels remaining but no brackets at this time for any future repairs that might be needed.

#### **Service contracts for 2013 season**

We currently have service contracts with –

***Kim LeBaube – mowing*** - Mowing is done every week for the berm and every other week around the detention basin with an occasional mowing of the taller grass around the detention basin.

***Freedom Lawn Maintenance*** – currently does our fertilizing. Last year they also treated the evergreen trees on the berm for bagworms. They passed along the \$15.00 price to Hershey Grove Homeowners who needed tree treatment in the subdivision.

Sid will ask these vendors for new bids for the coming year. If the prices have not increased too much, we will renew our contracts with these providers for the next year. Sid will also discuss with Freedom Lawn Maintenance-extending the bagworm tree treatment price to our subdivision again this year. This type of treatment is done yearly to control bagworms.

Discussed treatment of the algae in the detention basin. Sid will contact Marine Bio Chemists for pricing information. We had them treat the detention basin in the past. The estimated cost of treatments is \$300/month and is needed for several months.

## **Long Range Plans- possibilities**

There was discussion of long-range improvement possibilities for our subdivision.

Some possible improvements are:

- The city will be putting in a sidewalk on Hershey from Ireland Grove to the strip mall and trail. A row of trees or shrubs (similar to those on the berm) in line with the fence could be planted and would serve as a windbreak and a deterrent to keep people away from the detention basin. These trees would be placed further back than the previous trees in that area to prevent the salt trucks from hurting or killing them. The board has obtained one estimate from Grieders and will obtain others
- To prevent further erosion around the detention basin, rock could be placed along the west and south sides of the detention basin similar to the rock placed on the opposite sides by the Homeowners. An estimate from Grieders for rock placement around the detention basin was provided. The cost would be:
  - \$8140 for the west side
  - \$3360 for the south side
- The fence along Hershey Road could be extended.
- A sidewalk or bridge could be built to connect to the trail once the trail is built. The trail will go all the way to the ballpark east of our subdivision.
- There will be further discussions before any major project is undertaken. Advised Homeowners to let the board know if they had any suggestions.

## **V. New Business**

- Our annual Garage Sale will be held on June 14-15, 2013 from 8 am to 2 pm each day. Signage and Newspaper ad will be provided by the HOA,

## **VI. Next Meeting**

- Our next meeting will be in July 2013. The date to be announced. During this meeting, Elections will be held for 2 board positions. Advised that if someone desired to be on the ballot for these positions to let the board know.

## **VII. Adjourn – members**

Pauline made a motion to adjourn the meeting. Jen Sorenson seconded. Vote taken. Motion approved.

## **VIII. Board Business- if any (Board Only)**

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- B. Website = <http://www.hersheygrovehoa.com>