

Hershey Grove Homeowner's Association Meeting

Meeting Date/Location: July 22, 2013 at 6:00 PM

Prairie Vista Golf Course Meeting Room

502 W Hamilton Rd, Bloomington, IL 61704 (309) 434-2217

HOA MEETING

[Welcome/Introductions](#)

The new homeowners and HOA board introduced themselves.

[Past Meeting Minutes](#)

The meeting minutes were approved for the meeting held on January 21, 2013. The meeting minutes were available on the Hershey Grove website and this link was previously sent via email to the homeowner's along with the Agenda for tonight's meeting.

Jen Sorenson motioned to approve meeting minutes. Sid Kendrick seconded. A vote was taken and the motion approved.

A quorum was available for our meeting. Our quorum included 39 proxy votes. (46 votes needed)

[Financials – Treasurer Report](#)

The treasurer provided the current status of the HOA bank account – income and expenses.

Income since last meeting included:

- \$300.00 - 2 Members paid HOA Dues
- \$7.45 – Dividend from Credit Union
- \$15.37 – Capital Credit from Cornbelt energy

Expenses since last meeting included:

- \$318.30 - City of Bloomington -Water
- \$128.17 - Cornbelt Energy - power
- \$2283.00 – Kim LeBaube Mowing
- \$1080.00 - Freedom Lawn Maintenance for grub control, bagworm control, fertilizer & broadleaf control (2 more applications of fertilizer and weed control left)
- \$10.00 - Secretary of State – Not for profit Corporation filing fee
- \$55.00 - Attorney Armstrong for preparation of Not for Profit Corporate Report
- \$32.20 - USPS stamps
- \$225.00 - Covenant Irrigation – System start up and sprinkler head replacement
- \$37.95 – Lowes –Soil amendments for front flower beds
- \$12.84 – Growing Grounds – flowers for front gate
- \$316.00 - Kent Jarrett – reimbursement for 2 replacement trees and supplies for Berm
- \$29.98 – Vicky Strauss – reimbursement for 2 year renewal website.com address
- \$58.00 – Vicky Strauss -reimbursement for garage sale ad
- \$50.00 – Prairie Vista meeting room

Sid Kendrick moved to approve the treasurer's report. Jen Sorenson seconded the motion. A vote was taken and the motion was approved.

Occupancy Report

Hershey Grove subdivision has a total of 121 lots. 91 lots are developed and 30 are undeveloped. We currently have 71 homes - which represented 78% occupancy of the developed lots. As of next week we will have 72 homes.

Garage Sale

- 15 homes participated in this years garage sale; an increase from the year before.
- Suggestions for the future:
 - Open earlier or stay open later
 - Signs be placed on all three streets in the subdivision (Keybridge, Myra & Whitmer)
- Next year's garage sale is tentatively scheduled for the 2nd weekend in June.

Detention basin – plant growth discussion

Sid has consulted with Marine Bio Chemist – an authorized plant vegetation control company for an estimate.

The detention basin has developed a lot of vegetation. It has unsightly growth and smells. We had muskrats 2 -falls ago due to the cattails. We need to keep the shorelines clean to keep the muskrats away. We are looking for some solutions to control the vegetation but to not hurt the fish, which are in the there. This is a challenge. Marine Bio Chemist thinks that they can control this. Getting an exact estimate is difficult because we don't know how many applications will be needed based on what they find. The current cost would be \$300/application. There could be 5 or 6 applications needed each season. They would treat the submersible plants, the bulrushes and the cattails as well.

We have a second estimate from the "Pond Doctors". Their estimate is \$2500.00 per season. They would have an initial treatment with monthly treatments for this price.

John Reed provided a copy of a Pantagraph article from 4-18-2012 indicating that the city is responsible for the detention basin. It was suggested that someone call the city. Article indicated that \$15,000.00 was budgeted for this purpose. It was also suggested that we might split the cost with the city. Mr. Jorgenson provided a name as a possible contact at City Hall for the detention basin problem. He indicated that we should contact the Public Works department at 4-2225 and ask for Kurt Haas' replacement. We can get more information on the City website.

Action Items

We will set up to spray the bulrushes and cattails to keep muskrats away – no muskrats at this time. We will contact the city before we proceed with the other vegetation treatment.

John Reed volunteered to contact city to set up a meeting regarding the vegetation in our detention basin. The board will locate a number and a contact for John.

If a meeting is set up with the city, we will send an invite via email to all Hershey Grove homeowners. There was discussion regarding whether we could request money from adjacent subdivisions that drain into our detention basin to help maintain the basin.

Watershed

The Watershed reclamation application is in progress. We have a contact with the city that has agreed to help with the form submission. We will need to gather the parcel numbers for all lots. These numbers can be gathered from a GIS survey map. It appears that because our detention basin drains into Kickapoo Creek, this may qualify our subdivision for the credit. Mr. Jorgensen indicated that he could help with the watershed application.

New Business

Association Dues:

HOA Dues notices are being prepared by our attorney and will be mailed out very soon.

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 Hersheymgrovehoassoc@gmail.com

Meet your Neighbors Cookout

- Proposed for Saturday - September 21, 2013 4-6 pm (no rain date)
- Board members will provide food
- Kent Jarrett has offered his backyard for the event
- More information to follow

Free Meeting Room

We currently meet at Prairie Vista Golf Course meeting room at a cost of \$50.00/meeting

Question was asked if anyone knows of a free meeting room or has an affiliation where one was available?

- Joyce Cryer – offered her basement.*
- Kent indicated that Denny's on Veterans and Oakland has free and reservable meeting room*
- We will discuss more in the future before our next meeting.*

Capital Improvement ideas update

Sid discussed the proposal to add plantings to west side of detention basin along Hershey Road - the length of Pond. This would allow more privacy and a better view for Homeowners and would finish off the subdivision. Trees will be on the crown or to the east of the crown to protect them from the salt trucks in the winter.

- *Vegetation would consist of clusters of blue spruce in the corner, evergreens, hardwood trees and flowering ornamental trees. This would look very much like the random patterns on the berm.*
 - *We received 3 bids – Grieders, Bellas and F & W.*
- *F&W-\$ 7800/bid – down payment – rest of payments over 3 years. There will be other incidental costs like a pump to water trees from the detention basin. (John Reed- offered a pump) There will be mulch and tree gators for the trees.*
- *It was suggested that we put the proposals on the website*

Fence status-

We currently have 6 panels down and we have 4 good panels left in reserve but no brackets- so not enough panels to put up.

We solicited bids from fencing companies:

- *Best bid from IFFT out of Pontiac who offer a lifetime guarantee up to 70 MPH winds*
- *Bid - \$21,752.00- to replace all fence plus two gates. This included \$1500 to take down old fence. The company indicated that we might possibly be able to sell old fence panels for \$1000.*

The board suggested starting on south end by the detention basin; which is the most exposed section. They suggested replacing x # of feet to see if this would work.

Kent will call Chuck at IFFT to get a bid for the panels that we wish to replace. We can store panels on lot 10 for future fence fixing.

Motion was made by John Reed to replace as many fence panels as needed to guarantee a sturdy fence, up to 10 panels, starting from the south end on the detention basin moving north until stable with a cap of \$2000.00. The motion amended to add the storage of the panels and brackets taken down. Motion was 2nded by Mike Parker. A vote was taken and approved.

Detention Basin Sign

One of our No Swimming Signs was stolen. A new sign will be ordered and rehung.

Motion was made by John Reed to approve planting trees in the fall along detention basin on Hershey Road if fence repair cost is less than \$2000.00. The motion was 2nded by Toni Kendrick. A vote was taken and approved.

Elections

2 board members to be elected to 2- year terms. A Quorum was available for voting

Vicky Strauss was nominated by John Reed for another 2 year board member term. No other nominations were made. The vote was taken and Vicky was re-elected

Kent Jarrett was nominated by Sid Kendrick for another 2 year board member term. No other nominations were made. A vote was taken and Kent was re-elected.

A motion to adjourn was made by Jen Sorenson. The motion was 2nded by Sid Kendrick. A vote was taken and motion was approved.

Our next HOA meeting will be Monday, January 20, 2014

Adjourn

E-mail = hersheygrovehoassoc@gmail.com

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