



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location: **January 19, 2015 at 6:00 PM**
Prairie Vista Golf Course Meeting Room
504 W Hamilton Rd, Bloomington IL
(309) 434-2217

MEETING NOTES

Welcome/Introductions

Board members introduced themselves.

Past Meeting Minutes

The meeting minutes for the July 21, 2014 meeting were available on the website prior to meeting for all homeowners to read.

Sid Kendrick made a motion to approve the meeting minutes. Pauline Gourley seconded the motion. Vote taken and motion approved.

Reports

Financial Report

Treasurer, Pauline Gourley, 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 made a motion to approve the treasurer's report. Dustin Fornoff seconded the motion. Vote taken. Motion approved.

Occupancy Report

- Hershey Grove subdivision has a total of 121 lots. 101 of these lots are developed and 20 are undeveloped.
- 27 of the 101 lots remain under Snyder ownership. We have received annual dues for these lots.
- We presently have 74 homes and 1 under construction.
- We have 3 properties for sale in the subdivision. One home recently sold and will close at the end of February.

Dustin Fornoff moved to approve the Occupancy report. Sid Kendrick seconded the motion. Vote taken. Motion approved

Fence status

- The fence panels on the south end that were placed by IFFT are holding up well.
- Mike Parker and John Bickerstaff have temporarily fixed the fence panel that was down on lot 10.
- There are no more brackets. When the weather is better they will try to add some reinforcement.
- We have 6 or 7 panels remaining but no brackets at this time for any future repairs that might be needed.
- If any more panels are down we may have to have IFFT replace them. We will move panels from the south to the north if this happens.



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Garage Sale Dates

- Our annual Neighborhood Garage Sale will be held on Friday and Saturday -June 12-13, 2015 from 8 am to 2 pm each day.
- Dustin Fornoff and Jerry Schelfaut will make signs for Garage Sale.

Contracts for 2015

We will request bids from our current service providers.

- Mowing – Kim LeBaube
- Fertilizing – Freedom Lawn Care
- Sprinklers – Covenant Irrigation

If bids are within normal inflation percentage (6%-7%), we will stay with these providers, as we have been pleased with their service.

Covenant Reminders

- Covenants require that two-hardwood trees be planted on each lot within one year after a lot is in possession. Some houses still are not in compliance. Free trees are no longer available from the city.
- Tree trimming needed over some sidewalks – let your neighbors know if this is needed as they may be unaware.
- The purpose of the covenants is to keep the subdivision looking good
- We can all remind others of the covenants

New Business

Replacement Trees on the Berm

- This summer the board will look at replacing the 12 trees that died and were removed on the berm.
- It may be best to purchase different types of trees in the event of another tree disease.
- Sid Kendrick and Mike Parker will work on getting options and bids.
- We will check to see if we can workout another repayment plan with F & W.
We would like to have the trees professionally planted as this will be easier and will come with a guarantee.

Sidewalks

Mike Parker brought up the issue of the state of some of our sidewalks. He suggested that the homeowners might want to check to see if we could get a deal if multiple people wanted to have this done at the same time.

It was suggested that we contact the city to see if any money available for replacement of faulted city sidewalks. Dustin Fornoff indicated that he remembered an insert in the water bill indicating that there was a 50/50 sidewalk program where the city would pay half-cost to replace the city owned part of the sidewalk. The board will check with the city to see if this program is still available.



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Other

- Homeowner brought up concern of the possibility of an accident at Neaves and Keybridge. After discussion, it was decided that the board would contact the city to see if a stop or yield sign could be placed at that intersection.
- A concern was brought up that some of the vehicles for the builders in the subdivision have been speeding down Keybridge. The board agreed to talk to the builder about this.
- It was also suggested that we might want to place a sign at the entrance regarding the speed limit, if there is a city specified speed limit for subdivisions.

Next Meeting

The next HG HOA meeting will be on **July 20, 2015** at the Prairie Vista Golf Course meeting room.

Elections will be held at that meeting for the two board positions presently held by Kent Jarrett and Vicky Strauss.

Meeting adjourned at 6:41 pm.