



# Hershey Grove Homeowner's Association Meeting Notes

**Meeting Date/Location:** January 18, 2016 at 6:00 PM  
Fire Station Community Room  
1911 Hamilton Road Bloomington IL  
Phone: 309-434-2285

## MEETING NOTES

### Welcome/Introductions

All Homeowners and board members introduced themselves.

### Past Meeting Minutes

The minutes for the July 20, 2015 meeting were made available on the website or were sent via USPS prior to meeting for all homeowners.

Dustin Fornoff made a motion to approve the meeting minutes as presented. Pauline Gourley seconded the motion. Vote taken and motion approved.

## Reports

### Financial Report

Treasurer, Pauline Gourley, provided a current status of HOA accounts, income and expenses. A copy of the details will be sent via email and USPS to all homeowners after the meeting.

Dustin Fornoff made a motion to approve the treasurer's report. Bud Jorgenson seconded the motion. Vote taken and 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 75 homes in our subdivision.
- We have 3 properties for sale in the subdivision.

Dustin Fornoff made a motion to approve the Occupancy report. Bud Jorgenson seconded the motion. Vote taken and motion approved.

### Fence status – along Hershey Road

- Fence currently has several panels down due to the recent storm.
- Fence is not well made and we have been dealing with fence issues for the past several years.
- When repairs were previously needed, we chose the IFFT Quality Fencing to replace our panels as the price was right and they were providing manufacturers guarantee. Our plan was to shift original good panels from the south end to replace any damaged panels on the north end and then to have IFFT Quality Fencing provide new panels on the south end – ultimately replacing the fence little by little as time went on.
- Sid contacted the IFFT Quality Fencing Company regarding the portion of the IFFT Quality Fencing fence that was damaged during one of the recent storms. There was a verbal guarantee from the manufacturer through IFFT Quality Fencing for damage up to 70 MPH. IFFT Quality Fencing and the manufacturer are claiming that damage is the result of an act of God and not the result of the manufacturer install. They refuse to replace their portion of the fence.
- We current have insurance on the fence with a \$1000.00 deductible and a \$26,500 limit. We need to decide if we should use the insurance for the present damage.



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- Bud Jorgenson indicated that the current fence is very flimsy. The board decided that based on responses from IFFT Quality Fencing regarding current fence issues – we will no longer be using that company.
- Bud has two bids from local reputable fence providers to replace what is down now with good vinyl fence. Bud will contact fence companies to refine the bids. Both bids include removal and replacement of damaged fence panels
  - Hohulin --\$2176.00 (need clarification of details)
  - Bloomington Fence – \$2808.00
- Bud did price a concrete fence to replace the entire fence. The cost was \$100,000 for materials only.

John Bickerstaff – indicated that the original screws are rusting on fence panels and the brackets are corroding. We have no extra brackets and the old fence panels are no longer available.

### ***Suggestions for how to handle fence issue***

- Repair current vinyl fence with similar but better vinyl fence
- Replace entire fence with similar Vinyl fence – cost approximately \$34,000
- Tear down fence- no replacement
- Tear down fence and homeowner's put up whatever kind of fence they like or no fence.
- Replace fence with some other material – wood or concrete.
- Remove and replace so many sections of fence per year.
- Ask Snyder to help with cost of fence since the fence causing all of the problems is the one they put in.
- Check into the possibility of a neighborhood grant.
- Ask those neighbors along the fence to pay for their portion of the fence similar to those along the detention basin who paid for the rock.
- Have special one - time assessment from each homeowner to cover the cost of the fence. The approximate amount would be \$335.00. Requires a majority homeowner approval.
- Have a special assessment that spans two years. Requires a majority homeowner approval.
- Obtain a loan for the fence that the Hershey Grove HOA would be responsible to pay.
- Check with insurance for coverage for current repairs and repair now and then make a longer term plan.

We are trying to find an economical but longer lasting solution to our fence problem. We currently only have about \$2500.00 in surplus per year.

It was suggested that a survey be sent to the homeowners to obtain feedback regarding the fence situation. Bud agreed to send this out along with some background for the situation.

Mike Parker suggested that we explore a special assessment.

Sid recommended that we have fence repairs completed for current damage and that we investigate long term solutions for the rest of the fence.

### **Garage Sale Dates**

- Our annual Neighborhood Garage Sale will be held on Friday and Saturday - June 17-18, 2016 from 8 am to 2 pm each day.
- Ad will be placed in the Pantagraph by the board and signage to direct people will be placed.
- Vicky will send an email to Homeowner's closer to the date to ask who will be participating.



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## Contracts for 2015

We have requested bids from our current service providers.

- **Mowing** – Kim LeBaube – same bid as last year
- **Fertilizing** – Freedom Lawn Maintenance – waiting for their bid. We may not need bag worm treatment this year. We will specify treatment if needed in contract. The bid may be the same amount as last year.
- **Sprinklers** – Covenant Irrigation – They do the back flow preventer inspection which is required by the city each year. We did not water the berm this last year due to the amount of rainfall.

It was suggested that we pursue a hydrant type faucet by the gate.

John Bickerstaff indicated that there is a big hole by last sprinkler on the berm. It was suggested that we fill in the hole.

## New Business

### Replacement Trees on the Berm

- We had 12 - diseased ash trees removed 2 years ago from the berm.
- The board is investigating tree replacement. Looking to replace about 8 trees with evergreens, hardwood and ornamentals to keep the same pattern that exists now. Tree types are being varied to avoid losing all trees of the same type to another tree disease.
- We received a bid from F&W Lawn Care & Landscaping in the amount of \$400.00/ tree for 8 trees. We also have a bid in the amount of \$2980.31 from Kickapoo Nurseries for 8 trees but with no replacement guarantee. We will contact Grieder's, Sunburst Nursery and Growing Grounds for additional estimates. It was also suggested that we contact Dan Greene as he raises trees and sells them.
- We have one ornamental tree on the corner of the berm that is laying on its side after the recent storm. John B and Sid tried to straighten the tree but it was frozen. We may also lose this tree. It will not be replaced if it dies.

### Common Area Maintenance

The board is looking for suggestions on how to handle common area maintenance. The board and a few homeowners have been taking care of these items for the past several years but it is becoming a bit much for these few folks to handle.

We need help with the following:

- Front Gate – planting annuals/perennials and watering & weeding
- Cleaning and inspecting the berm for issues
- Retention basin – weeding – mulching - fertilizer

### ***The suggested options are:***

Pay someone to do this:

- We could pay a Homeowner
  - We could contact F&W Lawn Care & Landscaping or other landscaping company to inquire about cost
  - We could hire High School kids

Look for volunteers:

- Homeowners to do the work
- See if FFA is looking for a project
- See if the Girl scouts or Boy scouts are looking for project



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## Watershed - Detention Basin

- It is possible that we might qualify for a Storm Water credit on the water bills of each homeowner in our subdivision because we maintain our own watershed. Bud has been doing research regarding this credit.
- Bud met with the city engineer and we do qualify for the credit except that we do not own the detention basin – Snyder does. Bud is working with Snyder to see if ownership can be transferred to us. He is waiting to hear back from Snyder regarding the transfer of ownership.
- Because water also drains from beyond the bounds of our subdivision, Bud has contacted the two other subdivisions who drain into our detention basin, namely Ireland Grove and Brookridge Estates to request that they help pay some of the detention basin expenses. It was suggested that we might charge \$10.00 per home per year. (\$620.00/year). Any money not used would go into a fund for future expenses for the detention basin.

## Other

- It was suggested that a Homeowner's directory be shared. Due to privacy concerns, it was decided to poll the homeowners to verify that they would be okay being included in the directory.
- A concern was brought up regarding a contractor parking his trailer at the end of Keybridge. This violates Section 16 of the covenants. Bud will check further into the details of the situation.

## **Next Meeting**

- The next HG HOA meeting will be held on **July 18, 2016** at the Fire Station meeting room on Hamilton Road in Bloomington.
- Elections will be held at that meeting for the board positions presently held by Dustin Fornoff, Pauline Gourley and Sid Kendrick.

Dustin Fornoff made a motion to adjourn the meeting. Pauline Gourley seconded the motion. Vote taken and motion approved.

Meeting adjourned at 7:22 pm.