



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location:

July 25, 2016 at 6:00 PM

Fire Station Community Room

1911 Hamilton Road Bloomington IL

Phone: 309-434-2285

MEETING NOTES

The meeting was called to order at 6:05 pm by President Sid Kendrick.

Welcome/Introductions – The current HOA Board members introduced themselves.

Minutes - Approval

The meeting minutes for the January 18, 2016 meeting were previously sent to homeowners via email or USPS if no email available prior to this meeting.

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

Reports

Financial Report - Pauline

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

It was noted that we have not yet turned on the irrigation system this year so this has saved money.

Mike Cox made a motion to approve the treasurer's report. Melinda Hebbel seconded the motion. Motion approved.

Occupancy Report - Pauline

- Hershey Grove subdivision has a total of 121 lots. 101 of these lots are developed and 20 are undeveloped and are owned by the Snyder Corporation.
- We presently have 76 homes.
- We have 1 property for sale in the subdivision.

Mike Cox made a motion to approve the Occupancy report. Melinda Hebbel seconded the motion. Motion approved.

Garage Sale Recap - Sid

- The garage sale had 15 homeowners who participated on June 17-18, 2016.
- It was determined that we should continue the yearly neighborhood garage sale

Old Business

Replacement Trees on the Berm - Dustin

- We had 12 Ash trees on the berm that died and were taken out a couple of years ago due to disease.
- The board's opinion is that we do not need as many trees to replace these – maybe 4-7.
- We have paid off the landscaping that was put in along Hershey Road a few years ago.
- The board has been obtaining estimates from local landscaping companies for 7-8 trees (4 hardwood and 3 ornamental and one evergreen).



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- Owen Nursery - \$1100 + 25.00 delivery –for trees only – not installed. They will warranty until the next growing season. The warranty is void if we use a landscaper to plant.
 - Grieders - \$3005 with installation
 - Kickapoo Nurseries - \$2900 with installation
 - F&W – higher than the others
 - Red Oak Tree Farm – waiting for reply
 - Sunburst Nurseries – waiting for reply
 - Four Seasons – waiting for reply
 - Growing Grounds – was suggested. The board will request an estimate.
- If trees are installed, we will need to determine who would water. It was suggested that the homeowners closest to the trees could do this. Tree watering bags were also suggested.
 - Installing a faucet at the front gate was also suggested
 - The board is still in the information gathering process. It was also suggested that we may not need to replace all of the trees at the same time.
 - Any tree replacement would be subject to available funds.

Sidewalk Update

- A sidewalk is currently being installed by Snyder Corporation along Hershey Road beside our fence and along the back side of the detention basin. This will tie into the extension of the Constitution trail.
- It was suggested that we ask Snyder to put gravel in between the fence and the sidewalk.
- The sidewalk and trail is in lieu of the park that was planned in our subdivision on a regular lot.
- Dustin Fornoff contacted our alderman, Diana Hauman, who indicated that the trail will be a 2018 item.

Detention Basin

Weed maintenance

Sid has contacted Marine Bio to treat our water foliage so we don't have muskrats that cause erosion.

Watershed

- Hershey Grove HOA is now the owner of the detention basin. This was decided to us, but the board was unaware until recently. This is a usual practice for a subdivision.
- Bud Jorgenson has contacted our neighbors in the Ireland Grove subdivision to request that they help us pay to maintain the detention basin because their storm water drains into our detention basin. They are sympathetic to the cause but they are worried about legal consequences. We do have liability insurance that covers the detention basin.
- Bud will contact the city regarding the storm water credit. He was previously denied because they said that we did not own the detention basin but now we do.
- Pauline and Bud met with attorney, Mike Grosso, a real estate attorney. Based on information provided by the attorney, Ireland Grove subdivision and a portion of Brookridge Estates subdivision have an obligation to help pay for maintenance of the detention basin. We will need to determine how to present this information to our neighboring subdivisions. They will not have ownership in the detention basin.
- It was suggested that we set up a fund for future detention basin expenses.



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Access to Detention Basin

There were questions brought up regarding access to the detention basin.

- The primary purpose of the detention basin is to be a repository for storm water for most of Hershey Grove, all of Ireland Grove and a portion of Brookridge Estates subdivisions.
- At the July 2010 Hershey Grove Homeowners Association meeting, several homeowners who lived adjacent to the detention basin expressed concern regarding the erosion of the shoreline and possible eventual encroachment to their properties. They requested permission to hire Grieder Landscaping to repair the common area frontage in a manner similar to what Grieders had done for North Bridge subdivision in Normal. Knowing the association did not have sufficient funds for such an undertaking, each homeowner offered to pay his portion of the expense at no cost to the association. In May 2011, the board approved proceeding with this proposal and hired the Farnsworth Group to perform a survey to determine property lines of the 7 properties adjacent to the basin. The survey information was utilized by Grieders in their shoreline improvements. Only 6 of the 7 homeowners participated in the project, with lot #47 opting out. This project was completed in the summer of 2011 at a cost of over \$11,000. The only cost to the HOA was for the survey, in the amount of \$979.74.
- Here is a copy of the survey performed in 2011 by the Farnsworth Group.



Detention
Basin001.pdf

- All Hershey Grove homeowners have the right to access the detention basin along the west and south sides of the basin.
- There is no swimming in the detention basin
- Fishing is allowed but requires a license.
- Homeowners will have easier access to the detention basin with the new sidewalk.
- Our attorney is currently reviewing documentation regarding our detention basin. The board will provide that information once the review is complete.

It was suggested that something be sent out to all homeowners regarding how to access the detention basin and that information be placed on the website. It should be a consistent message.

Common Area Landscaping Work

- The board recently hired Luke Schurter, who pruned the trees and removed the large weeds from plantings along Hershey Road. There is still additional weeding that needs to be done.
- It was suggested that we contact Luke to do the weeding and tree trimming and other handy man jobs for our subdivision. We will contact him to see if he is available.
- My Three Sons Lawn Mowing service was also suggested for general landscaping needs. The board agreed to contact them for a bid for next year's mowing in the subdivision and general landscaping needs.

Irrigation System Suggestions

- Jason Fuss and Affordable Irrigation were recommended for the required annual city Back Flow prevention system testing for the irrigation system on the berm. The board will contact these providers for estimates and to verify they are certified by the city. We have since found out that Jason Fuss does not do backflow



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preventer valve checks, he does winterization, which includes a blow out of the sprinklers at the end of the season.

Fence

- Our fence is made of cheap and deteriorating material and continues to fall down.
- Parts are not available to repair the fence.
- We were originally obligated to maintain scotch pines along the area where the fence is placed.
 - The pine trees died due to winter salt
 - Snyder took out the trees and replaced these with our current fence.
 - The fence is now our obligation to maintain.
 - Our covenants stipulate maintenance by the Homeowners Association.
- The board provided a summary of the recent fence survey.
- Here is a copy of this survey summary.



Hershey Grove Fence
Options (7_2016).pdf

- Options for the fence were discussed:
 - Repair parts of the fence as parts become damaged – This will entail continued expense for a fence that is deteriorating.
 - Mike Parker suggested a reinforcement with PVC - This will cost \$5500 for materials only.
 - Remove entire fence - This requires a change in the covenants by 75% approval of Hershey Grove homeowners.
 - Install a new fence of similar type - This would cost approximately \$40,000 and would require a majority approval of homeowners for a special assessment of approximately \$400/homeowner.

It was brought up that the fence belongs to the subdivision and it is unfair to vote to remove maintenance responsibility from the homeowners association and direct said maintenance to the homeowners who live along the fence.

It was suggested that if we do install a new fence that we get a written warranty. The board agreed that this would be part of the process.

There was discussion that our current and future expenses are exceeding the amount of money that we are collecting for HOA dues and that it may be time to raise the yearly dues to a higher amount. \$250-\$300 was suggested.

After much discussion, it was decided that the board should choose a direction regarding the issues and present it to the homeowners and Snyder Corporation. This should include clear communication regarding the history and reasons for the decisions being made and that this should happen within the month. This may include a vote regarding a special assessment for the fence. Approval for this would require an approval by the majority of the homeowners.

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New Business

HOA Dues

- \$150.00 is due August 1, 2016. The notices are currently being prepared by our attorney.
- It was suggested that we send notices through email instead of the attorney in the future to save money.
- There will be no receipts sent for payments received.
- It was suggested that we put a sign up in the subdivision when dues are due.

Meet Your Neighbors

- It was decided that we do want to have a Meet Your Neighbor event this year
- The event is usually held in September.
- It was suggested that we reserve the shelter at Brookridge Park on Ireland Grove Road for the event
- Melinda Hebbel volunteered to help Vicky Strauss plan this event.

Elections – 3 Board Positions

Mike Parker, Mike Cox and Sid Kendrick were nominated for positions on the board. There were no other nominations. All were elected by acclamation.

Next Hershey Grove HOA Meeting

The next HG HOA meeting will be on **January 16, 2017** at the Fire Station meeting room at 1911 Hamilton Road, Bloomington IL.

Motion to adjourn

Bud Jorgenson made a motion to adjourn the meeting at 7:41 pm. Dustin Fornoff seconded the motion. Motion Approved.