

Hershey Grove Homeowners Association

Meeting notes for January 30, 2017



Date/Time: January 30, 2017 at 6:00 PM

Location: Fire Station Community Room

1911 Hamilton Road Bloomington IL Phone: 309-434-2285

The meeting was called to order by President Sid Kendrick at 6:00 pm.

Welcome/Introductions – Sid Kendrick

The board and all homeowners present introduced themselves by name and address. 15 lots were represented.

Minutes Approval

The president asked if there were any questions regarding the meeting minutes for July 25, 2016. These were previously sent to all Homeowners via Email and/or USPS if needed. There were no questions.

A motion was made by Mike Parker to accept meeting minutes as presented. The motion was seconded by Joyce Vaia. A verbal vote was taken. The motion was approved.

Reports

[Financial Report](#)

Mike Parker presented the treasurer's report that contained the current bank balance information and the expenses for the last 12 months. A copy of this report will be sent to homeowners along with a copy of the meeting notes after the meeting.

A motion was made by John Reed to accept the treasurer's report as presented. The motion was seconded by Don Everhart. A verbal vote was taken. The motion was approved.

[Occupancy Report](#)

Mike Parker presented the 2016 Occupancy report:

- Hershey Grove subdivision is composed of a total of 121 lots; 101 lots are developed and 20 are not developed.
- Twenty of the developed lots are still owned by the developer, Snyder Corporation.
- Hershey Grove Homeowners Association receives annual dues from Snyder for each of those lots.
- There are 76 homes in this subdivision.
- We have one existing home for sale
 - 1607 Myra
- There is one new construction home for sale
 - 1705 Keybridge
- There is one new home under construction
 - 1707 Keybridge
- There is one new construction not yet occupied - sold
 - 1724 Eide

We have new residents in Hershey Grove at 1615 Myra Lane and 1611 Keybridge Way.

A motion was made by Mike Parker to accept the Occupancy report as presented. The motion was seconded by Joyce Vaia. A verbal vote was taken. The motion was approved.

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Garage Sale Dates

- The Neighborhood Garage Sale dates for 2017 will be Friday & Saturday, June 16-17, 2017 from 8 am - 2 pm. Hershey Grove HOA will place the ad in the newspaper.
- Vicky will send out an email reminder closer to date.
- Dustin Fornoff has the 4 Garage Sale signs.

Contracts for 2017

The current service providers for Hershey Grove HOA are:

- Mowing – Kim LeBaube
- Fertilizing – Freedom Lawn Care
- Sprinklers – Affordable Irrigation - Joyce Vaia indicated that they had been sold. Sid will touch base with them.

The board will obtain bids for 2017 and if quotes same or just slightly higher, we will continue with these providers. The homeowners present were in agreement with this plan.

Covenant Reminders

- **Garbage cans should be out of public view – Article 5 – Section 7** – *No rubbish, trash, garbage or other waste material shall be kept or permitted on any lot or on the common area except in sanitary containers located in appropriate areas concealed from public view.*
- **Trailers should not be parked in the subdivision– Article 5 – Section 16** – *No truck, travel trailer, recreational type vehicle, mobile home, boat, trailer, motor bike or trail bikes, etc. shall be kept on the lot or in the subdivision except entirely within an enclosed structure.*
- **Trees - there should be two hardwood trees on each lot – Article 5 – Section 12** – *Each lot shall be planted with two (2) hardwood trees, which are two (2) inches in diameter, within one (1) year after a lot is in possession of a Class A member after sale by the Declarant.*
 - **Hardwood** = Oak, Maple, Hickory, Birch, Beech, Cherry
- **TV satellite dishes should only be at the rear of house and must be attached – Article 5 – Section 17** - *The installation or construction of any satellite dish or receiver greater than 24 inches in diameter on any lot is prohibited. Any dish must be placed in rear of house and attached to the house.*

The homeowners at the meeting expressed concern regarding the covenant violations for one of the houses in neighborhood. The board discussed the past steps that have been taken regarding these issues. The board will continue to pursue and is looking into pursuing further steps. It was brought up that any homeowner has the right to call city Code Enforcement to report violations. It was indicated that there is a website for [code enforcement](#) that anyone can use to contact the city with concerns. It was requested that we put a link to the city website on our website. The board will look into adding a drop down link to our the website.

Fence – Sid Kendrick

The board indicated that they will be sending out a ballot to all homeowners to vote on an amendment to the Hershey Grove Covenants. This amendment would turn over ownership and maintenance of the white fence along Hershey Road to the homeowners where the fence is located. This issue is being put to a vote because many homeowners have expressed a desire to do so and because the board recently discovered that that fence is located inside the property line of each of the homeowners along Hershey Road and not on the Common area as previously thought.

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The amendment will specify that a uniform fence needs to be maintained, it will indicate the type and specifications of the fence and that any needed repairs would need to take place within 30 days. We will be consulting an attorney to properly draft this document. We will also be contacting Snyder Corporation regarding the change.

The voting document will be sent out via email. It will then need to be printed and either sent back via USPS or delivered to the board secretary. A $\frac{3}{4}$ majority is needed to pass this amendment change.

New Business

Meeting Frequency

Sid Kendrick brought up that our covenants only require that we meet annually in February or within 30 days of February. After discussion amongst all at the meeting, it was decided to continue meeting twice a year in January and July.

Next Meeting

Our next Hershey Grove Homeowner's association meeting will be held on **July 17, 2017** at the same location. Elections will be held at this meeting for the positions currently held by Vicky Strauss and Bud Jorgenson.

A motion was made to adjourn by Pauline Gourley. Mike Cox seconded the motion. A verbal vote was taken. The motion passed.