



# Hershey Grove Homeowner's Association Meeting Notes

**Meeting Date/Location:** July 17, 2017 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 6:02 pm by President Sid Kendrick.

**Welcome/Introductions** – The HOA Board members and the homeowners introduced themselves.

### **Minutes - Approval**

The meeting minutes for the January 30, 2017 meeting were previously sent to homeowners via email or USPS if no email available prior to this meeting.

Pauline Gourley made a motion to approve the meeting minutes as presented. John Reed seconded the motion. Motion was then approved.

### **Reports**

#### **Financial Report – Mike Parker**

Treasurer, Mike Parker, provided the current status of the 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.

John Reed made a motion to approve the treasurer's report. Sara Blessent seconded the motion. Motion was then approved.

#### **Occupancy Report – Mike Parker**

- 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 79 homes.
- We have 5 properties for sale in the subdivision.
- We have 2 properties under construction.
- 5 houses have been sold since January.

Sherry Reed made a motion to approve the Occupancy report. Don Everhart seconded the motion. Motion was then approved.

#### **Garage Sale Recap - Vicky**

The 2017 garage sale had 14 homeowners who participated on June 16-17. All of those at the meeting agreed to continue having a neighborhood sale.

We will discuss dates and specifics for the next garage sale at the January meeting.

### **Old Business**

#### **Trees on the Berm – Mike**

We have purchased three dwarf ornamental trees from Growing Grounds to be placed on the berm in the empty spaces that resulted from the 12 trees that had to be removed 3 years ago. Smaller ornamental trees were chosen because the other trees on the berm are so large that we cannot fit other large trees in those spaces.

Mike Parker has trimmed some of the trees on the berm but major trimming needs to wait until the trees are dormant.



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## 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.  
**Note:** except on garbage days ☺
- **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.  
**Note:** If you have someone visiting for a few days with a trailer/RV, please let the board know.
- **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.
- **Please trim any branches that hang over the sidewalks**
- **Please trim grass and weeds on the common area that is adjacent to your property**
  - .i.e. around the detention basin to the water line, on the berm and any area that needs care which is adjacent to your property.
- **Please also be a good neighbor and pick up your dog poop**

## Fence

- The board consulted an attorney and has had many discussions with homeowners regarding the fence. Because of a lack of consensus regarding the ownership of the fence and the complicated nature of the situation, there has been no vote requested to amend the covenants thus far.
- It was suggested that we invite the Snyder attorney, Mercer Turner to come to our next meeting to discuss amending of the covenants and the fence.
- Another suggestion was made to check the covenants of other subdivisions who have fences – i.e. Hawthorn hills. Mike Parker agreed to pursue this avenue
- John Reed offered to contact Dan Greene to see if he had any covenant language suggestions

## Covenant Violation

The owner of the property with the covenant violations is currently taking action to remedy the situation.

## New Business

### HOA Dues

\$150.00 is due August 1, 2017. The notices have been sent out via email. A second reminder will be sent out soon to those who have not paid.

- Payments received after 8/30/2017 are subject to interest at a rate of 9% per annum.
- The homeowners present liked the idea of placing a sign at the front gate to indicate that dues are due.



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Everyone at the meeting indicated that they did not want an email receipt for dues as they will have their cancelled check. It was indicated that they could let us know if they needed a receipt.

## Savings

Sid provided details regarding the ways in which the board has worked to save and maximize dues money.

- \$644.00 saved by self-preparing of 2017 dues notices.
- \$1100.00 was saved by the board and several homeowners who did the work to replace mulch and cleaning up the shrubs and trees along the Hershey side of the detention basin
- \$1600.00 was saved by the board and several homeowners who leveled the grade along the Hershey side of the detention basin.
- Money has also been saved by only turning on the berm irrigation system when needed for the past few years.

## Meet Your Neighbors

- All of the homeowners present indicated that they wanted to continue the Meet Your Neighbor event.
- Melinda Hebbel volunteered to plan the event and to host this at her house.
- The event will be held in 3<sup>rd</sup> or 4<sup>th</sup> weekend of September. Details will be sent to all homeowners in the near future.

## Elections – 2 Board Positions

Board positions are open to replace Vicky Strauss and Bud Jorgensen.

Rob Orwig volunteered to be a member of the board. There were no other nominations or volunteers. Rob was elected by acclamation but will also need to be approved via email to satisfy the quorum for voting. There were no other nominations or volunteers. We will continue to look for a replacement for the secretary position.

## Name and Address list

A listing of names and addresses was requested by the homeowners attending the meeting. After discussion it was agreed to send this listing to those who were in attendance at the meeting.

## Constitution Trail Status

This project was still on the books but is subject to the Bloomington city budget. The last information that we have is that it would not be until sometime in 2018

## Next Hershey Grove HOA Meeting

The next Hershey Grove HOA meeting will be on **January 15, 2018**. The location is to be determined.

## Motion to adjourn

Narlyn Nelson made a motion to adjourn the meeting at 7:04 pm. Mike Parker seconded the motion. Motion was then approved.