



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location: January 22, 2018 at 6:00 PM
The Den at Fox Creek
3002 Fox Creek Rd, Bloomington, IL
Phone: 309-434-2300

MEETING NOTES

The meeting was called to order at 6:06 pm by President Sid Kendrick.

Welcome/Introductions – The HOA Board members and the homeowners introduced themselves. There were 17 homeowners present plus the Board.

Minutes – Approval – Sid Kendrick

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

Vicky Strauss made a motion to approve the meeting minutes as presented. Narlyn Nelson 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. Balance on hand as of January 1, 2017 is \$10,417.21. A copy of the details along with the meeting notes was previously sent via email and USPS to all homeowners prior to the meeting and also handed out at the meeting.

John Reed made a motion to approve the treasurer's report. Dustin Fornoff 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 80 homes.
- We have 4 existing properties for sale in the subdivision.
- We have 1 properties under construction.
- We have 2 new properties for sale.
- 2 houses have been sold since January.

Pauline Gourley made a motion to approve the Occupancy report. Bud Jorgenson seconded the motion. Motion was then approved.

Garage Sale Recap – Sid Kendrick

The dates proposed for 2018 garage sale are June 15-16, 2018 from 8am-2pm. We will get more information and start gathering information. HOA will post ads in State Farm (online) and pantagraph (online and paper). We have 3 signs that we use to put out.

Contracts for 2018 – Sid Kendrick

Maintenance for common area.

- Mowing – Kim LeBaube
- Fertilizing – Freedom Lawn Care
- Sprinkler – F&W



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If it is acceptable, we request they give us a bid every year. We have been happy with the service in past. Kim LeBaube has kept his pricing the same as last year.

The Locust trees across the berm on Ireland Grove Road are not the right trees for that location, too close together, and have not been maintained 16 years they have been there. The Power Company also did a lot of damage to them because they trimmed all the north side of the trees. John, Sid, and Mike have all participated in trimming the trees. They are still healthy trees so there is no reason to get rid of them. Decided in 2017 to hire professional tree service to trim. Mike Parker got 3 bids to trim them. Went with Jones Tree Surgery, most professional and a true arborist.

There are still 14 crabapple trees that need to be pruned. Mike Parker is a certified Illinois Master Gardner and Tree Expert. Mike will prune them, and University of Illinois will make an instructional video of it.

Main shut off valve at gate has been shut off and needs to be repaired. Broke off due to corrosion. This should be completed in the Spring. Mike Parker will contact DNR to get estimate for repair.

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. John Reed talked to Dan Green about language in covenants. By July the goal is to have a plan on how to remedy the situation. It costs about \$40,000 to take out the fence. Fence sits on each individual owner's property, but it is the HOA's responsibility. The idea is to not have a Hodgepodge of different height/styles/materials of fence. We as an association need to dictate what type/height of fence it should be.



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Next Hershey Grove HOA Meeting

- The next Hershey Grove HOA meeting will be on **July 16, 2018**. The location will be announced.
- Can no longer have meetings at the Fire Station.
- Charge for Prairie Vista Room is \$50.
- 2 Board member positions will be up for vote in July. Positions are 2-year terms. 4-5 hours commitment per year.

Motion to adjourn

Sid Kendrick made a motion to adjourn the meeting at 6:47 pm. Michelle Reed seconded the motion. Motion was then approved.