



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location: July 23, 2018 at 6:00 PM
Prairie Vista Golf Course
502 W. Hamilton Rd
Bloomington, IL 61704
Phone: 309-434-2217

MEETING NOTES

The meeting was called to order at 6:08 pm by President Sid Kendrick.

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

Minutes - Approval

The meeting minutes for the January 22, 2018 meeting were previously sent to homeowners via email or USPS if no email available prior to this meeting.

Vicky Straus made a motion to approve the meeting minutes as presented. John Bickerstaff seconded the motion. Motion was then approved.

Reports

Financial Report – Mike Parker

Treasurer, Mike Parker, provided the status of the HOA bank account – income and expenses. A copy of the details were previously sent to homeowners via email or USPS if no email available prior to this meeting.

Don Everhart made a motion to approve the treasurer's report. Pauline Gourley 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 10 properties for sale in the subdivision.
- We have 1 property under construction that is pre-sold.
- 2 houses have been sold since January.

Vicky Strauss made a motion to approve the Occupancy report. Joyce Vaia seconded the motion. Motion was then approved.

Garage Sale Recap - Michelle

The 2018 garage sale had 8 homeowners who participated on June 15-16. This was down from 2017 which had 14 participating neighbors. Vicky Strauss suggest we not have the garage sale the same weekend as Father's Day. 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

Irrigation System

We are not currently running water.



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Retention Basin

Marine Bio has been trying for 6 weeks to treat the aquatic vegetation. They've been out 3 times to test the water, but the oxygen is too low. Michelle Reed suggested we investigate getting an aerator. It was mentioned they make solar ones as there is no power to the retention basin. Bud Jorganson said it is \$150 to file the storm water retention reduction and that we should get with the other association to get them to help pay for the storm water drainage.

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
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- **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**

Covenant Violations

Don Everhart mentioned trees that neighbors are not trimming along the sidewalk and stated there is no recourse in the covenants. Joyce confirmed she sees lots of things around her house that are not maintained which are covenant violations. Discussed the possibility of changing the covenants to add recourse for violations. It takes $\frac{3}{4}$ vote to change covenants. Board will need to send out a Proxy to add legal recourse and address fence. Will need to ask attorney if we can add this to the covenants.

Don Everhart made a motion to seek counsel to add recourse to the covenants and address fence. Joyce Vaia seconded the motion. Motion was then approved.



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New Business

HOA Dues

\$150.00 is due August 1, 2018. 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.

Meet Your Neighbors

- All of the homeowners present indicated that they wanted to continue the Meet Your Neighbor event.
- Suggested to have the event at the end of Keybridge Way where the road ends. All agreed that would be a good spot.
- Rob Orwig, Joyce Vaia, Vicky Strauss, and Michelle Reed agreed to be on the committee to organize the event.
- The event will be held in 3rd or 4th weekend of September. Details will be sent to all homeowners soon.

Elections – 2 Board Positions

Board positions are open to replace Sid Kindrick and Mike Cox. Don volunteered to be on the Board as member at large. There were no other nominations or volunteers. Vote to accept Don was unanimous. Michelle Reed was officially voted on unanimously as secretary.

Next Hershey Grove HOA Meeting

The next Hershey Grove HOA meeting will be on **January 14, 2019** at Prairie Vista.

Motion to adjourn

Bud Jorgenson made a motion to adjourn the meeting at 7:37pm. John Bickerstaff seconded the motion. Motion was then approved.