



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location: July 15, 2019 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 6:03 pm by President Rob Orwig.

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

Minutes - Approval

The meeting minutes for the January 14, 2019 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. Sid Kendrick 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.

Sherry Reed 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 128 lots. 108 of these lots are developed and 20 are undeveloped and are owned by the Snyder Corporation.
- We presently have 84 homes.
- We have 8 properties for sale in the subdivision.
- We have 1 property under construction that is pre-sold.
- 10 houses have been sold since January.

Sid Kendrick made a motion to approve the Occupancy report. John Reed seconded the motion. Motion was then approved.

Garage Sale Recap - Michelle

The 2019 garage sale had 10 homeowners who participated on June 7-8. This was up from 2018 which had 8 participating neighbors. 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.



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Old Business

Retention Basin

Mike Parker posted the "Private Property No Fishing" signs around the basin. Homeowners are still allowed to fish; non-residents are not allowed. Pauline Gourley questioned if the basin is still in Snyder's name. Nate Hench will look into this.

Bud was going to get participation from the other subdivision to help pay for the storm water drainage, but they declined. Bud was then going to go ahead and file the storm water retention reduction. Bud is not present to give us an update. The Board will get an update from Bud.

Pauline Gourley suggested we set up a special fund for dredging the pond in future. Nate Hench confirmed that non-profit can have a substantial amount in the fund as long as no one is profiting from it.

It was asked if the pond has been treated for weeds yet this year as there are a lot of weeds. Sid Kenrick said we would need to call Marine Bio to schedule them to treat the weeds.

Jerry Schelfaut brought up the topic of putting rock all around the detention basin. That would be too expensive to do.

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

It was brought to attention that 1602 Keybridge Way has no trees planted. The Board will first speak with the homeowner, followed by a violation letter if not resolved.



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Fence

Rob Orwig and Don Everhart met with Attorney Nate Hensch to discuss the fence options. Nate is present to answer questions. Transferring the fence ownership/maintenance to homeowners presents issues. Nate said it is possible to have the covenants contain rules about the fencing and conformity standards. The issue at the outset would be is everyone on the same page and have a common approach plan of action. There are different ways you can do it. Maybe the way to get there is the maintenance approach to help with that transition. The other component is insurance. If it does blow over, that is an insurance liability issue and who's liability is it taking care of it. The Board does have insurance on the fence.

Mike Parker and John Keller have been doing repair work to the fence. To keep the slats from falling, they are putting brick shims on bottom bracket to hold them up. A small section has had that done; goal is to do brick reinforcement on all parts of the fence that need it. If that is a fix, one option would be to continue doing this repair on the rest of the fence. Another option is there are (11) 6" slats per section. The idea is to take one slat out to give 1/2 spacing between slats for wind relief. That would be done by the Board and whoever else wanted to help. If that would work, it would relieve some of the wind issue in conjunction with the brick reinforcement, so the slats don't come out. John Reed suggested the Board set up a special fund for the fence and start replacing a few sections each year. Sid Kendrick proposed a two-prong approach to the fence to continue repairing existing panels and investigate cost to replace panels. Kirby Reese seconded the motion. Motion was then approved.

Trail/Out-lots

Question was asked regarding the Parks & Recreation planting trees by the trail. Question was also asked about the 60' easement under the power lines known as out-lots. Are they owned by utility/city? Who will maintain them? They are owned/maintained by the city.

New Business

HOA Dues

\$150.00 is due August 1, 2019. The notices will be sent out via email. A second reminder will be sent out soon thereafter to those who have not paid.

- Payments received after 8/30/2019 are subject to interest at a rate of 9% per annum.

Meet Your Neighbors

The event will be held at the end of Keybridge Way where the road ends. Rob Orwig will find out if we need to get a permit for it since it will be on the street. The event will be held on September 14th. Details will be sent to all homeowners soon.

Elections – 1 Open Board Position

Vicky Strauss made a motion to re-elect current Board Members. The Member at Large position is open. Michelle Reed nominated Kirby Reese. Sid Kendrick seconded the motion. Kirby Reese was officially voted on unanimously as Member at Large.

Next Hershey Grove HOA Meeting

The next Hershey Grove HOA meeting will be on **January 13, 2020** at Prairie Vista.

Motion to adjourn

Pauline Gourley made a motion to adjourn the meeting at 7:29pm. John Reed seconded the motion. Motion was then approved.