



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location: January 13, 2020 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 6:00 pm by Vice President Don Everhart.

Welcome/Introductions – The HOA Board members and the homeowners introduced themselves. There were 16 homeowners present plus the Board.

Minutes – Approval – Don Everhart

The meeting minutes for the July 15, 2019, meeting were previously sent to homeowners via email or USPS if no email available prior to this meeting.

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

Board Elections – Don Everhart

Rob Orwig is President, Don Everhart is Vice President, Mike Parker is Treasurer, Michelle Reed is Secretary, and Kirby Reese is Member at Large. Next election is July.

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, 2020, is \$15,582.40. A copy of the details along with the meeting notes was previously sent via email or USPS to all homeowners prior to the meeting and handed out at the meeting.

Sid Kenrick made a motion to approve the treasurer's report. Pauline Ghourly 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 1 existing property for sale in the subdivision.
- We have 0 new properties for sale.
- 7 houses have been sold since January 2019.

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

Contracts for 2019 – Mike Parker

Maintenance for common area.

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

Mike Parker found out if we remove the sprinkler/water system it would be too expensive to re-institute. Board decided to keep it.



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Covenant Reminders – Don Everhart

- **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**

Covenant Violations – Don Everhart

No violations.

Fence – Mike Parker & Kirby Reese

Two residents who live along the fence were present. Board has new ideas on the fence. We took out 2 slats and left 1-inch gaps. We then screwed PVC trim into the wood posts which helps hold it up. Fence is bowing a lot and the posts are loose. John Reed recommends pouring concrete in the posts to help hold them up. Each homeowner should store those slats in their garage in case they need them in future. Going to finish John & Diana Kellers fence sections first to make sure it works. Once confirmed the solution is working, we will finish the remaining fence sections.



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Storm Water Detention – Mike Parker & Don Everhart

We have done more research and found out the homeowner's association would have to pay an engineer to do regular inspections to the detention system in order to take the credit. However, Bud Jorgenson disagreed. He said he talked to the engineer downtown and confirmed we just have to file every 5 years. They already have all the engineering data on our detention. Mike says if we take this credit and do need work on the retention system, the people upstream would not be liable to help. However, Bud Jorgenson disagrees and says if any work has to be done, they would be liable and that they would have no choice but to help. Bud Jorgenson already talked to an attorney about this as well. We would have to take them to court to pay. Mike says if we stay the way we are, we are not obligated to maintain. But Bud Jorgenson says we are responsible for maintaining no matter what. Bud Jorgenson thinks we should still file a suit to our neighbors to contribute to the storm water detention and then we start a fund with that extra money to save for future dredging of the pond. Board agreed to do more research on this.

Dick Drew mentioned that there are a lot of weeds growing up around the pipe. We waited too late last year to get it treated because the oxygen level was too low. John Reed volunteered to contact Marine Bio to schedule the treatment this year. It was last treated in 2018. We can request they use chemicals that will not hurt the grass.

Child Safety Sign – Don Everhart

Don spoke with an engineer; they have done the research locally and nationally and concluded the signs have not proven to be beneficial. The signs do not slow down drivers and do not create a sense of awareness if they rarely see children around. Additionally, such signs more often than not give families/children a false sense of security thus lessening their awareness of potential danger. They are counterproductive.

Miscellaneous

John Reed asked about the city promising to plant trees along the constitution trail. Bud Jorgenson says it was the homeowner's association that planted them.

Dick Drew asked why the city doesn't plow all of the streets in our subdivision. Bud Jorgenson says the city is only obligated to plow the entrance unless we get 4" of snow, then they will plow all the streets. Mrutunjaya Panda complained about our roads getting icy when they don't plow and asked if the HOA would look into hiring snow removal service. Mike said it would most likely be too expensive. Don will confirm with city about plowing and salting. Board will also check into contract snow removal/de-ice service.

Bud Jorgenson asked if the Board could check in to putting a stop sign on Neaves and Keybridge intersection. Don will check with city on putting in a stop sign.

John Reed made a motion we get Mike Parker a \$100 gift certificate for all the work he does for the HOA with the fences and landscaping. Pauline Gourley seconded the motion. Motion was then approved.

Pauline suggested that we follow up to see if 1602 Keybridge planted a 2nd tree in their back yard. If not, he is still in violation of our covenants and the Board will talk to him.



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John Reed mentioned that there are a lot of coyotes in our neighborhood. Don suggested the Board send out an email to everyone cautioning them.

Garage Sale 2020 – Michelle Reed

All agreed to have the garage sale again this year. Keep hours on Friday until 4pm but change Saturday to 12 noon because Saturday is always slower. Picked June 12th & 13th as the dates.

Next Hershey Grove HOA Meeting

The next Hershey Grove HOA meeting will be on **July 13, 2020**. The location will be at The Den at Fox Creek meeting room. Michelle volunteered to check with Marriott by State Farm to see how much they would charge for a room.

Motion to adjourn

John Reed made a motion to adjourn the meeting at 7:09pm. Dick Drew seconded the motion. Motion was then approved.