



Hershey Grove Homeowner's Association Meeting Notes

Meeting Date/Location: July 13, 2020 at 6:00 PM
Zoom Meeting and In-Person Meeting
Den at Fox Creek
3002 Fox Creek Rd
Bloomington, IL 61705
Phone: 309-434-2300

MEETING NOTES

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

Minutes - Approval

The meeting minutes for the January 13, 2020 meeting were previously sent to homeowners via email or USPS if no email available prior to this meeting.

Pauline Gourley thinks there are some things that need to be cleared up. Not clear for new people who have seen the minutes for the first time.. People were going to investigate things about the detention using chemicals that will not hurt the grass and fish. Bud Jorgenson was going to check about putting up stop sign at Neaves and Keybridge. Jerry Schelfaut said he thinks a Yield sign would be sufficient. Rob Orwig said he will investigate this with the city. Rob said he will make a list of things we haven't cleared up tonight and within next 30-45 days he will send an email with the results of these items so we don't have to wait until January.

John Reed made a motion to approve the meeting minutes as presented. Vicky Strauss 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 was previously sent to homeowners via email or USPS if no email available prior to this meeting.

Pauline Gourley made a motion to approve the treasurer's report. Sherry Reed 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 89 homes.
- We have 1 property for sale in the subdivision.
- We have 2 properties under construction.

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

Old Business

Garage Sale Recap - Michelle

Due to COVID-19, the Board did not participate in the annual Hershey Grove garage sale. There were several residents who did participate and were highly successful. We will discuss status for the next garage sale at the January meeting.

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Valve Removal – Mike Parker

The RPZ (Reduced Pressure Zone) valve controls the backflow keeps the irrigation system water from contaminating and mixing with the main water system. This valve is broken and costs \$3,200 to replace. We decided in the January meeting to remove the valve and cap it and not replace it which will save us the \$3,200 to replace, \$385 per year for testing, and \$361 minimum water fee for a total of \$750 we will save every year. It will cost \$1,000 to remove. We can also put it back in later for \$3,200. We replaced a different valve last year.

Retention Basin – Rob Orwig

Bud Jorgenson has done a lot of work on the storm water credit. Rob talked to Kevin Coffey who is director of public works for city of Bloomington. That basin is ours; we own it. What Bud was working on was a storm water credit, we would get a 50% discount. What we were thinking about doing is taking that money that we save and put it into a fund for future fence replacement. Bud has talked to the board at other subdivision and they have not been cooperative. Rob asked Kevin Coffey some questions. We are supposed to have an inspection of the basin every 5 years which involve a professional engineer to inspect and write a short report. It can be any professional engineer which is Rob who would do it for free. That 5 years is not set in stone and that there are a lot of basins in town that do not get inspected for several years. If we have to maintain the basin, that cost is ours. Rob asked Kevin how many basins in Bloomington have had to be dredged, he said in 30 years only 1 has had to be dredged. It was the basin downstream from the airport and had no vegetation to slow the water and had to be dredged. Ours has vegetation/grass and has had for years and that does not carry dirt into the basin. He doesn't expect we would have to do any dredging for many years. We do take care of the bank and make sure it is not eroded. Rob did ask about the cat tails on the south end. Kevin said they are hard to kill once they start. If this is something we want done, we can clear them out. Regarding having the other subdivision assist in paying, Rob would like to meet with Bud to get his thoughts. If we were to do this, how would we collect money from them? Sherry Reed asked if we are looking into moving forward in trying to get city to take over the basin. This is our basin; they will not take it over. We must maintain it. Pauline asked about the report from the engineer every 5 years, where does it go? We turn it into city hall and they attach it to our application.

John Reed said Marine Bio sprayed the outside edges and the cat tails have already started to die. They will come back in Aug/Sept to spray the inside. John also added that the Board is doing an outstanding job and he really appreciates what we do.

Fence – Rob Orwig

Rob explained the fence issue to the new residents. The latest we are doing is periodically we are taking 1 slat out of the section to allow some wind to get through it. The best option would be to tear this fence down and get a whole new fence to replace that is better quality and stronger with open slats so the wind will not blow over. Rob is going to get an estimate from fencing companies on replacing the fence. To get the money to replace the fence would require a special assessment. If we want to meet once a month to take a slat out of a section at a time, we could get it completed quicker until we can replace it.

Mowing the Out Lot at 1713 Eide – Rob Orwig & Bud Jorgenson

There is a good sized out lot behind 1713 Eide where the water drains through from the basin. Snyder was mowing it before the home was built. The owner does not own that area and the question was who will be responsible for mowing it now that there is a home built. Schneider will most likely not continue to mow that. If the new homeowner wants to maintain and mow it, we will not deed that property to them, and it would remain the property of the HOA. Bud has an out lot that he maintains, and his concern was that the new homeowners do not put a permanent structure/hardscape on the out lot. Every Eide lot has an out lot along the powerline easement.



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Covenant Reminders – Michelle Reed

- **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**

New Business

HOA Dues – Rob Orwig

\$150.00 is due August 1, 2020. The notices have been sent out via email. A second reminder will be sent out soon thereafter to those who have not paid.

- Payments received after 8/30/2020 are subject to interest at a rate of 9% per annum.
- The HOA will place the sign at the front gate entrance to announce that dues are due.

Meet Your Neighbors – Rob Orwig

We will decide by middle of August whether or not we will have it this year due to Covid.

Elections – 2 Open Board Positions – Don Everhart

Up for elections this year are Michelle Reed (Secretary) and Don Everhart (Vice President). They are both willing to serve. Mike made a motion to nominate Michelle Reed for Secretary and Don Everhart for Vice President. Pauline seconded the motion. Motion was then approved.

Next Hershey Grove HOA Meeting

The next Hershey Grove HOA meeting will be on **January 11, 2021**. Location TBD.

Motion to adjourn

Vicky Strauss made a motion to adjourn the meeting at 6:57pm. John Reed seconded the motion. Motion was then approved.