

**Trails At Brittany Homeowners Association Annual Meeting<sup>[SEP]</sup>**  
**Tuesday, June 10, 2014 @ 7:00 p.m.**  
**Lincolnshire Fields Country Club Garden Room**

**AGENDA**

- Social Committee Report:
  - Garage Sale – from all reports it appears that the sale was a big success. Given that it was the first time we participated as a neighborhood, those present voted that we should continue again next year.
  - Fall Event – homeowners present agreed that doing an Annual event in the fall is best. The idea of having a “chili dump” or some type of meal, entertainment, games, etc. this fall is appealing. Look for more details to come.
  - Welcome Baskets have been delivered throughout the year. Four baskets were given to New Neighbors present at the meeting. Welcome!
  
- Communications:
  - Newsletters were sent to all those who have signed up on the website 4 times this past year. The January Newsletter was included in the dues notifications that went out in January. We have about 50% of homeowners signed up to receive the regular notifications of incidents, news, announcements, etc. We will continue to try and get more people on the email list.
  - All those interested in getting on the TAB HOA email list please go to [www.trailsatbrittany.org](http://www.trailsatbrittany.org)
  
- Beautification:
  - Algae is now successfully being controlled on the lakes. All the lakes continue to look great. Our contract will continue to keep them looking great.
  - The Commons areas are being mowed regularly, fertilized,

and weed controlled. In addition, contractors have been hired to clean up all the culdesacs and Kirby/Staley beds. This includes removing dead trees, pruning, new mulch, weed control, etc. Several dead trees have been removed already, e.g., along the south property line and more are scheduled to come down. New plants and landscaping materials will begin to show up this year.

- Irrigation systems are being repaired. 3 have already been fixed and more are scheduled for repair this year. The beautification of the culdesacs is in tandem with the irrigation repairs.
- Garbage Hauling:
  - Calls were made to find out about getting one garbage hauler for the neighborhood. It was agreed by those in attendance to first identify what the costs would be for a certain percentage of homeowners to sign on; then find out how many would be interested. In addition, the advantage of getting one primary hauler will hopefully reduce the number of trucks rumbling through the neighborhood every day. More information to come.
- Budget:
  - The Treasurer reported that although we are still not collecting enough dues to cover all the expenses; we do have a surplus from years past that is being used toward the costs. It may take another 2 years to get “caught up” before the budget starts to balance.
  - Our collection of dues has gone better this year, since the institution of a fee assessment for late payments. There are still a few homeowners who have not paid.
- Future Projects

- By-laws and Covenants – if you are interested in being on a committee to revise these rules please let Bruce Bonds, HOA president, know. You may reach him by going to the website: [www.trailsatbrittany.org](http://www.trailsatbrittany.org)
- Long-term Beautification Plan – if you have interest in serving on the Beautification committee please contact Board member, Janet Peshkin. You can find her email on the website.
- Committee Reports
  - Architectural Committee – A few requests for fences have been approved. Fences must be metal/pvc and within property lines. Any exceptions must show a compelling reason. Other requests approved are play structures and home additions.
  - Neighborhood Watch – The crime report was shared with those present and according to a City of Champaign Police Department Lt. we have a safe neighborhood. There have been incidents of door bell ringing and egg throwing and other vandalism, however, it has been confined to a few homes and there has been minimal damage. The pocket of the most crime in our area is south of Windsor. We will continue in the Neighborhood Watch program.
- Board Elections
  - Solicitation of Interested Individuals
  - Election – the Board members voted on and elected for the 2014-2015 year are:
    - Bruce Bonds, Shirley Faughn, Kim Martin, John Gilman, Janet Peshkin, Cheryle Turner, Shira Epstein, Jim Kurley, Doug Jones, Manssour Moeinzadeh, Kyle Harrison

- Comments/Questions
- Adjourned at 7:50 p.m.