

Trails At Brittany Homeowners Association Annual Meeting

Tuesday, June 9, 2015 @ 7:00 p.m. Lincolnshire Fields Country Club Garden Room

Minutes

1. WELCOME & INTRODUCTIONS
 - a. Everyone in attendance introduces themselves
 - b. Quick history of the subdivision
2. Old Business
 - a. Welcome baskets for New Neighbors
 - i. Introduction of new neighbors in attendance
 - ii. Volunteers needed to continue the program
 - iii. Welcome baskets given to new neighbors
 - b. Commons Area Maintenance/Beautification
 - i. Sprinklers in commons areas are still being renovated; we're receiving bids but they are very expensive to repair so proceeding area by area. The irrigation system is on 3 times a week currently, which is causing some overwatering. We are looking to find a solution of preventing overwatering and find the right balance. Perhaps automatic rain sensors and timers.
 - ii. Mowing & weed control continuing under same contracts as past recent years. Common areas are mostly free of weeds and are being maintained nicely
 - iii. Lake algae control under new contract. Continue to be a balance of finding right chemicals that do not harm plus timing of application to keep algae under control.
 - iv. Common area planting beds are being maintained on a regular schedule now
 - v. City of Champaign flower island program is continuing to be used for our two Staley entrances.
 - vi. City of Champaign tree planting program was brought up as a possibility to plant more trees throughout the neighborhood. It costs \$135 per tree and the City does the planting. There is a list provided by the City of approved trees. The beautification committee will explore this option.
 - vii. As a reminder: homeowners cannot plant trees that block a neighbor's view of the lake
 - viii. A bid to remove the existing dead trees, clean up around common area trees was approved
 - ix. If you see properties or common space that is not being maintained the way it should please notify a board member. The board will handle these complaints on an individual basis.
3. Financial Report
 - a. The budget was \$30,000 over 5 years ago when the new board began to use our funds for refurbishment and capital spending. It has been \$10,000 over every year after that.
 - b. \$100,000 in savings is rolling over to 2016. Although there is money in reserve, the board plans to carefully make spending decisions that continue to improve the neighborhood and bring it to a high standard that can be maintained.

- c. Approximately \$54,000 comes in every year as income from dues.
 - d. Late fees for overdue accounts were instituted for 2015 and this has greatly helped in collections. There are still a few outstanding dues.
 - e. Approximately \$60,000 is approved to be spent this year.
 - f. Mowing costs \$825 per mow with a minimum amount of mows guaranteed for approximately \$20,000 per year.
4. Committee Reports
- a. Architectural Committee
 - i. Most often the committee is asked to approve new fences.
 - ii. 3-person committee is needed.
 - iii. The committee also approves new construction or additions.
 - b. Social Committee
 - i. Garage sale was a success. It was timed with Ironwood last year but they wanted to do it earlier this year and we weren't ready so it took place May 30th. Those in attendance agreed that the end of May is the best time to do this. The News Gazette ad cost \$52. Approximately 15 families participated which is up from 5 last year. We plan to continue for another year and hope more families can get involved.
 - ii. The Annual BBQ will be held in October again on a non football weekend. In the past it was held at Brighton Ct with about 120 in attendance. Last year it was held in the Main Commons area by the lake and approximately 100 people were in attendance. There was a big tent as well as a bounce house and band. We hope to have the bounce house and band again. Costs are approximately \$500 for this event.
 - c. Beautification
 - i. Covered in Old Business
 - d. Neighborhood Watch
 - i. Neighborhood Watch will continue for another year. It was initiated last year and we paid the City for Neighborhood watch signs which costs \$70 each.
 - ii. To be a member of the NW program you need to have an annual meeting with the neighborhood. We use the Homeowners Association Annual Meeting event to satisfy that requirement.
 - iii. There were no reports of vandalism and crime this past year to our knowledge. In recent years there have been egg throwing, broken and stolen pottery from porches, stolen packages from porches at holidays, theft from organized criminals (caught by police).
 - iv. There was a newspaper report of a break in on Kensington Knoll. From neighbor accounts 2-3 young men were going door to door ringing door bells and if no answer then they would go to the back of the home and break in. They were stealing goods/items that could be fenced and sold easily, cash, etc. They were caught and apparently had been throughout several neighborhoods in the SW Champaign area. The home invaded on Kensington Knoll did have a resident at home who frightened the thieves away.

5. New Business

a. Board Elections: voting was held by a request for nominees and then a voice vote. New board members are:

- i. President: Shirley Faughn
- ii. Vice President: TBD
- iii. Treasurer: Kim Martin
- iv. Secretary: TBD
- v. Members at large:
 1. Bruce Bonds
 2. John Gilman
 3. Cheryle Turner
 4. Manssour Moeinzadeh
 5. Jim Kurley
 6. Shira Epstein

b. Committee Members selected are:

- i. Beautification
 1. Tom Newman
 2. JoAnn Henneman (co-chair)
 3. Janet Peshkin (co-chair)
- ii. Covenants
 1. Shirley Faughn (chair)
 2. Nani Bhowmik
 3. John Braden
 4. Mike Campbell
- iii. Architectural
 1. Bruce Bonds (chair)
 2. Jon Stewart
 3. Manssour Moeinzadeh
- iv. Welcome Baskets
 1. Shira Epstein (chair)
 2. Katie Newman
 3. Sarah Britt Lee
 4. Krishna Bhowmik
- v. Annual Fall Party
 1. David & Janet Peshkin (chairs)
- vi. Communication
 1. Katie Newman (Newsletter)

c. Covenants

- i. Need a committee to review covenants
- ii. By laws are currently being updated

6. Comments/Questions

a. David Peshkin brought up the idea of finding a garbage hauler to serve the whole neighborhood again. Last time this was brought up, vendors were called and they said that they need a large number of committed people to do it. A recommendation to send

out an email to gauge interest was brought up. There was also a recommendation of it coming out of annual dues and the association increasing dues to cover the cost. Currently, this issue will have to be tabled until we have a volunteer to assist.

- b. Don Olson brought up that the trees on the sidewalk by the parkway need to be trimmed. He also brought up the potholes throughout the neighborhood. There are approximately 70 potholes on Brighton Ct. that had temporary patches put in. Brittany Trail also is being currently fixed. These are small short term fixes. Keep reporting pot holes to the city public works department. Tree trimming is an issue the beautification committee can review and make recommendations to the board for inclusion in the maintenance budget.
 - c. Nani Bhowmik brought up the standing water issue on the sidewalk next to his house. He said that the irrigation system at his house has been off for 3 years and the water is not coming from his property. He believes that there is a leak at the neighbor's house/sidewalk or that their irrigation usage is creating the problem. Also the slope of the sidewalk is sunken at this spot and water stands there and creates algae and slick spots. He is willing to help get the problem resolved by looking at it from an engineering perspective. This is an issue that the board will need to discuss and make a plan of action for investigation.
 - d. Mike Hosier brought up the IT3 communication project. 50% neighborhood penetration is needed to build the network. We need to create a committee to survey the neighbors, educate, and communicate with the IT3 people. Mike is willing to help.
 - e. There was an idea brought up of a printed directory of residents in the neighborhood. One can be created and residents can opt out of having their information printed. This is an idea that the Social committee and/or the Communication committee can review and research.
 - f. Shirley Faughn recommended reflective paint on the curbs at neighborhood entrances. It is very dark and difficult to see at night, often causing near misses as people turn into the neighborhood.
 - g. Another suggestion was to investigate the possibility of painting pedestrian walk warning stripes at the Pipeline trail where it crosses the neighborhood streets. Since these are not in Trails at Brittany and are on city street property it was suggested that someone call the city to make a request at Public Works. It was also suggested that the curb cuts be grinded also.
 - h. Mike Hosier also asked whether there were any tips on handling the deer, fox, and other wildlife situation. Many feel that calling animal control or just being aware that there will be wild animals through the neighborhood on occasion and to take the necessary precautions.
7. Meeting adjourned at 8:15 p.m. Followed by refreshments and conversation.