

Trails At Brittany Homeowners Association Annual Meeting — Minutes

MEETING DATE: Tuesday, June 7, 2016 7pm

LOCATION: Lincolnshire Fields Country Club

The annual meeting was called to order by President Shirley Faughn at 7:07pm. The HOA board was in attendance, as well as a quorum of homeowners.

AGENDA

1. **Welcome & Introductions:**

Shirley opened the meeting and introduced those who serve on the board and committees.

2. **Old Business:**

- a. *Welcome Baskets for New Neighbors:* Welcome baskets are being delivered when someone new moves into TAB, thanks to our three hard working welcome committee members. If a new homeowner would like a welcome basket they should email trailsatbrittany@gmail.com
- b. *Commons Area Maintenance/Beautification:*
 - a. *Lake Maintenance:* The maintenance of our lakes is ongoing. We have again hired Aquatic Control to manage the algae in all three lakes.
 - b. *Irrigation:* Bill Mays takes care of irrigation and repairs. Cul du sacs irrigated twice per week. There are not rain sensors at this time. Therefore, there may be occasions where the sprinklers are on while it is raining and/or wet.
 - c. *Mowing/weed prevention/clean-up:* Merle Eisenman sprays for fertilization and weed control to take care of the dandelions on our 11 acres of common areas. If you see an area that has weeds or needs fertilization, please let us know. Daren Ramm takes care of all the mowing once per week. Again, if you know of or see areas that should be mowed and are being missed let us know. It takes about 3 days to mow the full 11 acres. In addition, no homeowner personal property/items are allowed on commons areas as this prevents maintenance. This would include boats or other recreational items along the lake shores; trampolines; wood pile; yard ornaments; children's play equipment such as jungle gyms or dollhouses, etc.
 - d. *Tree planting program:* JoAnn Henneman reported on the TAB tree planting program. 13 families participated, with more than 20 trees planted in the easements between the sidewalks and the streets last fall. There are certain rules as to space between trees and to driveways, and if within parameters that are required by the city. TAB HOA works with a local nursery to order trees and accept homeowner requests (see form when email is sent in early fall) and then, once approved, the HOA covers half of the

cost. The city determines what kind of trees are allowed. Visit the tree program page on the City website (<http://ci.champaign.il.us/departments/public-works/residents/trees/tree-planting/>) for more information. Then, watch for the TAB Tree Program email in early fall if you want the TAB HOA to pick up half the cost.

PLEASE NOTE: There is also the option to plant a tree at the full cost (still discounted price) within your property (not in the easement). We hope to have many additional families participate in the coming Fall program to get many more trees growing in TAB.

- e. *Flower Islands*: The flower islands at entrances are ongoing with the Champaign Park District planting/taking care of them. The HOA pays for this program annually. Two entrances are being covered at this time at a cost of about \$1720.

3. **Budget:**

Kim Martin, Treasurer, presented the HOA financials:

- a. We have collected most dues. Some follow up is required each year, however, with the interest charges applied to late dues, the number of follow ups has decreased.
- b. We are on/slightly under budget at the moment, however we have some remaining expenses that will take us over budget a few thousand dollars remaining this year. There are always certain things that come up in the course of the year we did not anticipate when budgeting — e.g. this year the tree program that was too good to pass up. Our total assessments do not entirely cover our annual expenses. Even though we try to keep it as balanced as possible.
- c. We currently have about \$100,000 in the association reserves. We try to keep this balance for a cushion and major projects as needed, but it is also used to cover the differences with budget, etc.
- d. Please refer to the attached profit & loss budget/financial statement PDF.
- e. A question was asked if the board had considered raising assessments so that they covered expenses. The answer was no, as of now we try to work within the totals & budget and that the \$100K reserves would be used as needed.

4. **Committees:**

- a. *Architectural Committee*: Many fences reviewed and going up. Just a few building projects. All homeowners additions, including fences, must be pre-approved by sending the plans to trailsatbrittany@gmail.com
- b. *Social Committee*: Because of a low turnout at the Fall BBQ social event at a cost of \$1000 expenditure the Board decided we change the event from annual to biannual. Therefore, there will NOT be a fall BBQ in 2016, however, look forward to hearing more about an event in the fall of 2017.
- c. *Beautification Committee*:
 - a. Entrance lighting was raised as a topic of consideration. The city will not do anything related to this or put up any street lights on public streets in this area. JoAnn Henneman, chair of the beautification committee, has researched street lights to demarcate the entrances, of which the price range was \$3,100-5,400 just for the posts/fixtures but not including installation and electricity or maintenance. This was open for comment from attendees: – would be nice if there was a solar option – we

may want to look into incandescent curb lighting – Perhaps clearing out the extra foliage so can see illuminated signage – Lincolnshire Fields has such lighting posts – Would be nice to have this type of lighting as many visitors miss the entrances despite lots of directions – Perhaps we can continue to explore options.

Majority of attendees do favor this idea if spread the costs responsibly over time.

- b. Committee has also red flagged a couple areas that need beautification attention:
Southford Trace and Foxborough cul du sacs.
- c. Daniel Wells was asking about lack of trees/landscaping on Kirby along the commons space. He thought it would be a good idea to add more trees to provide a visual/sound block.
- d. The committee is working on budget for overall beautification plan and will submit to the board.
- d. *Neighborhood Watch*: Cheryle Turner, chair of NW, reports very low incidents of crime in our area. No substantive crimes reported via Champaign police records. Have been a few car break-ins of small items from unlocked cars in driveways over night. It is important to have a yard light in front and back in working order per covenants. Neighborhood Watch meeting was held at annual meeting to meet city requirements.
Cheryle asked for a volunteer to take over Neighborhood Watch.
- e. *Garbage Hauling & Broadband*: These items have been tabled, as the city is looking at going to zoning system so trucks will go through neighborhood on one day. We will continue to monitor the city's progress on this issue. For internet, that is still in progress. Mike Hozier will continue to monitor the sale of the business and when it will be available in our neighborhood.
- f. *Newsletter*: Let Katie Newman know if you have anything for the newsletter. One will be come out at the end of September. You can email items to trailsatbrittany@gmail.com

5. New Business

- a) *Volunteer Appreciation Event*: Prior to the annual meeting the HOA Board held an appreciation appetizer and dessert thank you event for all volunteers who serve our neighborhood. Gifts were also given to each volunteer. We appreciate all our volunteers.
- b) *Mallard Duck Project*: Received a request from a student with U of I Natural History Survey about studying Mallard ducks in our ponds. Attendees generally OK with this, with a bit more information about how much time they will take. Also want to make sure we have a waiver for if something happens to a student working on our property. An email to let all residents know about this project will be sent.
- c) *Kirby Bridge*: Lincolnshire Fields HOA worried about dangers of the Kirby overpass bridge. Reached out to us about it. They have talked to Bruce Knight, city planner and others. Won't look into that for 15 years at least. Looking for TAB homeowners to work on advocating for this with them — if any interest on working on this let us know. Jim Kurley, board member, is interested in coordinating this.
- d) *Mail Delivery Problems*: We are a rural route and they rotate carriers on our route. Mail is being delivered to incorrect home and sometimes very late. If you have issues, please do call our USPS contact: Pam 352-2167.
- e) *Board Elections*:
We are looking for new Board members, both to serve on the Board and be officers. We have 2

open positions. Meetings are 4 times per year, including annual meeting plus work as needed. Mike Campbell is the new board member; returning board members and officers are: John Gilman, President; Jim Kurley, Vice-president; Shira Epstein, Secretary; Kim Martin, Treasurer. We will still need 2 more volunteers to serve as Members at Large to complete the board.

- f) *Committees:* Please volunteer for committees, even if you are re-signing up to help. If interested in serving on a committee email trailsatbrittany@gmail.com.
- g) *Covenants:* Mike Campbell and John Braden have been working on this. TAB was developed in 7 phases and there are 7 different documents that need to be condensed into a single document. Also needs to be updated to include State changes in laws, etc. There are a number of proposed changes (see attachment): covered recycling containers, energy saving structures/systems per IL laws, rules for drones, etc. An attorney will review proposed update. Also need to make sure they are available to all homeowners.
Comments: Would also like to look at tree planting covenants for common areas.

6. **Comments/Questions:**

The floor was opened to any comments or questions from membership.

- JoAnn Henneman asked about deteriorating pavement and trying to get repairs made. We've been trying to get in touch with the city as to how to help with this, especially on the cul du sacs. Limited bit of patching has been unimpressive. Residents should utilize SeeClickFix app for Champaign (<http://en.seeclickfix.com/champaign>).
- Who are the best pool service providers? One resident mentioned: Imperial Pools out of Decatur and Mahomet. They service our area on Thursdays.

The meeting was called to an end at 8:10. Followed by the new Board meeting and Refreshments get together. Minutes respectfully submitted by Shira Epstein, Secretary.