

## Trails At Brittany Homeowners Association Annual Meeting — Minutes

MEETING DATE: Tuesday, June 4, 2013 7pm

LOCATION: Lincolnshire Fields Country Club, Garden Room

The annual meeting was called to order by President Janet Peshkin at 7:05pm.

### AGENDA

#### 1. **Welcome & Introductions:**

Janet opened the meeting and introduced the board: President - Janet Peshkin, Vice President - Bruce Bonds, Secretary - Shira Epstein, Treasurer - Kim Martin, Communications - Shirley Faughn and Board Members at large - Manssour H. Moeinzadeh, Douglas Jones, Jim Kurley, Cheryle Turner.

#### 2. **Recent Accomplishments:**

- a. *Communications:* there are ongoing new communications for the neighborhood in the form of our Website (trailsatbrittany.org) and TAB Newsletter, thanks to Shirley's efforts.
- b. *Lake Algae:* Continued efforts are being made with a specialist to get rid of the algae on the lakes. Lawn fertilizers flow into the lakes and cause the algae in part. The South Lake is very shallow and homes are quite close to the lake, so it is especially difficult to control. The Big Lake will be treated this Saturday (6/8). Going forward, the South Lake will be treated monthly and the Big Lake will be treated as needed.
- c. *Lake Rock Project:* The large project to replace & repair the rock edging for the lake erosion was completed last year in July. In several years from now it may need additional rocks as required. Over the winter and early spring, we have noticed many rocks being thrown/skipped into the lakes (or even chiseled off of large landscaping stones of private owners). PLEASE TELL YOUR CHILDREN AND GUESTS TO NOT THROW THE ROCKS INTO THE LAKES! This project cost the association \$45,000 and we would like it to be a very long time before this kind of expense is required again. In addition, children are playing on the frozen lakes and this is very dangerous. Please be sure to supervise and/or tell children to not do this.
- d. *Welcome Baskets for New Neighbors:* Welcome baskets are being delivered when someone new moves into TAB. If you know of a new neighbor please let a Board Member know.
- e. *Entrances:* Lighting maintenance at the entrances is ongoing. We are currently installing new lights on the sides of the entrances where the current lights have missing panes and burn out frequently. Thanks Bruce for your efforts with this. Also at the two entrances on Staley Road the Champaign Park District mini parks have been planted with annuals and will be maintained throughout the summer.
- f. *Common Area Clean Up:* Weeding and clean up around trees and plantings in the common areas and all three entrances has been done with the landscaping company Cutting Edge and with the wonderful volunteer help of the Inter-Varsity Christian Fellowship and homeowners. If

you know of any student organizations looking to volunteer for a donation please let a board member know. Please come out and help when we have clean up days twice/year. Thank you!

- g. *Lake Front Signage*: Signs were designed, ordered and installed around the three lakes. They are intended to help meet the requirements of our insurance companies and to keep non-neighborhood residents from using the lakes, swimming or using motorized boats, and to make sure any fishing is catch & release. Please ask anyone you see violating these rules for identification and then explain the policy and ask them to leave if not a resident. You should also let a board member know as we have some who offend multiple times and the police may need to be called if anyone is using the lakes inappropriately or dangerously.
- h. *Other Programs*: We have held several social events, and are also working on a neighborhood watch program (see details below.)

### 3. **Budget:**

Treasurer Kim Martin presented the HOA financials.

- a. Our intention is to run on a balanced yearly budget from association dues only. For Special projects we may need to use reserves from time to time.
- b. Last year's rock project required that we utilize some funds from the reserves. This year we do not expect to require any reserve funds unless the sprinkler and beautification projects are more expensive than budgeted for.
- c. We currently have about \$100,000 in the association reserves and investments.
- d. Please refer to the profit & loss budget/financial statement PDF on the website under "Files".

### 4. **Future Projects:**

- a. *Bylaws & Covenants*: Vice President Bruce Bonds explained that updates to bylaws and covenants are being made to clean up gender issues, add in modern/electronic forms of communication, etc. The bylaws can be changed by Board vote. Changes to the covenants need approval by the HOA membership. When the sub-committee for the covenants finish their work we will distribute and vote on the updated version of the covenants at next year's annual meeting. If you have interest in serving on the Covenants sub-committee please let a Board member know.
- b. *Long-Term Beautification Plan*: We want to come up with a 5 or 10-year beautification plan — that stays within our annual budget — for adding trees, plantings, and other aesthetic enhancements. The Beautification Committee is currently interviewing and seeking proposals for a landscape architect and designer/installer. Also, arborists are being sought to advise on tree plantings. If you have interest in being on the Beautification committee please let a Board member know.
- c. *Common Garbage/Recycling Pickup*: It was suggested by one neighbor at a recent regular Board Meeting that we look at a plan for using a single garbage and recycling hauler to avoid the large number of trucks rolling through TAB all week long. After calling several companies it was indicated that we had to guarantee a certain percentage of homeowners who would sign up for the group rates/service. Therefore, before we move forward with more work on this idea Janet called for a show of hands at the meeting to gauge membership interest. Since there

was a large amount of interest from attendees, a committee will be formed to continue to get information, and we will provide communications with more details at a future date.

## 5. **Committees Reports:**

- a. *Architectural Committee:* Reviews plans for construction and other bylaw requirements. All those who want to build a new home, add a fence, add an addition must first submit their plans to this committee.
- b. *Beautification Committee:*
  1. Flowerbeds at entrances and in common areas were cleaned up by Patrick Cleary from Cutting Edge Landscaping. Beautification committee is getting together with Patrick to create a plan for planting in common areas. This will be in conjunction with restarting our irrigation system, to ensure we will be able to properly water any new plantings.
  2. City of Champaign flower islands went in at both main entrances. If this works well this year we will continue this. It costs us about \$1500/year.
  3. Tree planting plans and other landscaping ideas are at the planning stage.
  4. We have spoken with the City of Champaign Stormwater coordinator, Alex Nagy. He informed us that the city is happy to come help any property owners with any water issues — e.g. if your property slopes to the street and creates runoff/puddle/ice areas, or other problems. The City has various incentives they can provide for homeowners — e.g. money incentives for installing a rain barrel or rain garden. They will also advise on where you can connect to the city water run-off system/sewers if you put in a tile/drain. You may also receive up to \$250 rebate for building a berm to control water run-off. If you have interest in this please call Mr. Nagy at 403-4700.
- c. *Social Committee:* Chairperson Lynn Anderson reported on the recent social events that have been held this year. These include a fall cook out that had about 100 in attendance and a Spring Fling that had about 35 in attendance. Since these are our first attempts to have neighborhood gatherings we are learning a lot. For example, the spring scheduling is difficult because of graduation events and vacations. Therefore, the Social committee is considering having just one large annual event each Fall. If you have interest in being a part of the social committee please let a board member know. Other ideas under consideration are a neighborhood yard sale.
- d. *Neighborhood Watch:* Cheryle reported on the new plan we're implementing to make our neighborhood an official Champaign neighborhood watch neighborhood. When it goes into effect we will receive official signs to post, hopefully this summer. Many neighbors have expressed their interest in the NW committee. Therefore, we have received permission to have one committee for our neighborhood and our annual committee meeting will occur immediately following the Annual Homeowner's Meeting. All neighbors are asked to let the Board and/or Watch Committee know if they see anything suspicious or that should be reported. In addition, you should call the police non-emergency number: 333-4383. This worked very well recently when there was concern about individuals coming to back doors of homes and inquiring about security systems. In addition, Shirley will post notices/announcements on the website and send out emails to neighbors when she becomes aware of any issue.

## 6. Board Elections:

Elections for board members were held. New Board members elected are Kyle Harrison and John Gilman. A vote was taken of those in attendance and by proxy, and both new members were approved to serve on the TAB Board. In addition, returning board members were re-elected. Our Board President, Janet Peshkin, will step down and serve the neighborhood on the Beautification Committee. Thank you Janet for your years of service! At the next Board meeting the Officers and other positions will be discussed and Board members will be appointed to these roles.

## 7. Comments/Questions:

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

- *A question was asked about how we can slow down the speeding traffic on our main thoroughfares?* Board president Janet called the police department numerous times to inquire about this issue. The city won't put in speed bumps because of emergency vehicle access. They also can't add additional stop signs based on city rules. They said they would have the police patrol more often, and a stop line was added at the stop signs. There was discussion of requesting/putting "Slow" or "Children at Play" signs up. We will explore this possibility to see if we can purchase such signs as a neighborhood or get the city to provide them.
- *Another question was about the very tardy or complete lack of snow plowing on the side streets like Southford Trace and Kennsington Knoll.* We will inquire about this again in the winter. However, one of the best ways to get action is to call the Public Works department. If enough people do this then they may plow sooner.
- *In addition, a question was asked about pavement degradation.* There is not much that can be done, as the pavement is poor quality and will only be fixed any time the City replaces the pavement on an entire stretch of road. We can continue to make requests and hopefully this persistence will get some action.

If you have any interest in serving the neighborhood on any of the above issues please let a board member know. We need help in all areas.

If you have a new email address or haven't signed up on the website please do so. And encourage your neighbors to do so. This will be our primary way of informing the neighborhood of emergencies, issues, improvements, and news. This is also where the Newsletters will be posted. We will continue to mail the January newsletter with invoices each year; however, all others will be posted.

The Meeting was adjourned at 8 p.m. to enjoy the cookies, desserts, and beverages. Thanks everyone for attending!

*Minutes respectfully submitted by Secretary Shira Epstein.*