



Regular Meeting Minutes – Village of Timberlane – September 19th, 2024

1. Call to order at 7:00pm by President Steve Rapp at the Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Darcy Hills, Debbie Marner, Stacy Kleyn, Jonathan Lipscomb, Greg Hills, Paul Loner, Donna Leone, Steve Rapp. Absent: 0
3. There were no guests.
4. Motion made by Darcy Hills, seconded by Donna Leone to approve the August 15th, 2024, regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
5. President’s Report: Steve Rapp’s comments are found within the meeting minutes.
6. Treasurer’s Report:
 - a. Motion made by Darcy Hills, seconded by Paul Loner to approve the August 2024 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. The following bills were submitted for August 2024 payment. Motion made by Greg Hills, seconded by Donna Leone to approve bills. Roll call vote: Ayes: Darcy Hills, Paul Loner, Donna Leone, Greg Hills, Jonathan Lipscomb Nay: 0 Absent: 0

| Date | Num | Payee | Payment | Motion Made: | Seconded: |
|-------------|------------|--|-------------------|---------------------|------------------|
| 09/12/2024 | | IL Department of Revenue | \$101.48 | Greg H | Donna L |
| 09/19/2024 | 3330 | Darcy A. Hills | \$87.40 | Greg H | Donna L |
| 09/19/2024 | 3331 | Donna M. Leone | \$87.40 | Greg H | Donna L |
| 09/19/2024 | 3332 | Stacy M Kleyn | \$437.00 | Greg H | Donna L |
| 09/19/2024 | 3333 | Gregory S. Hills | \$87.40 | Greg H | Donna L |
| 09/19/2024 | 3334 | Jonathan M. Lipscomb | \$87.40 | Greg H | Donna L |
| 09/19/2024 | 3335 | Paul D. Loner | \$114.90 | Greg H | Donna L |
| 09/19/2024 | 3336 | Debra K. Marner | \$218.49 | Greg H | Donna L |
| 09/19/2024 | 3337 | Stephen M. Rapp | \$799.00 | Greg H | Donna L |
| 09/19/2024 | 3338 | B & F Construction Code Services, Inc. | \$1,420.00 | Greg H | Donna L |
| 9/19/2024 | 3339 | Stephen M. Rapp | \$167.88 | Greg H | Donna L |
| 9/19/2024 | 3340 | MWD Services, Inc. | \$1,200.00 | Greg H | Donna L |
| | | Total General Checking | \$4,808.35 | | |

7. Committee Reports
 - a. Finance
 - i. None.
 - b. Planning and Zoning
 - i. No update on the review of Timberlane’s Zoning Ordinances (adopted August 2005) and the Subdivision Codes (adopted 9/20/2001, revised 2012).
 - ii. Steve received a complaint concerning an above ground pool in Prairie Lane subdivision. The HOA understands that the location of the pool changed due to septic lines and now it is closer to the lot line. B&F Code Construction was contacted to review the permitting. No action taken.
 - c. Roads/Highways/Bridges

- i. Nate Walton, Midwest Dirt plans to be out late Sept to fill new asphalt road edges with dirt, grass seed or gravel. This affects Timberlane, Wooded Acres and Heatherfield subdivisions.
 - ii. Motion made by Greg Hills, seconded by Donna Leone to approve a check (if needed) to Midwest Dirt not to exceed \$7,500.00 (half payment of the \$15,000.00 quote) to perform the road edge work. Roll call vote: Ayes: Darcy Hills, Paul Loner, Donna Leone, Greg Hills, Jonathan Lipscomb Nay: 0 Absent: 0
 - iii. Darcy Hills stated she will obtain spring 2025 landscaping bids for the four new village sign areas.
 - iv. No changes were made to the 2024/2025 Snow Bid Letting documents. The board of trustees decided to advertise in the BC Journal and the Rockford Register Star. Steve Rapp offered to email the package to three townships in Boone County to maximize the potential bid responses.
 - d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran at Timberlane
 - i. None.
- 8. Old Business
 - a. No updates from Trent Ferguson, village attorney, on writing the bid packet for a single garbage hauler. Trent asked for samples from other municipalities.
 - b. Darcy Hills began writing up job duties and general information concerning the roles of the board.
 - c. No update on the complaint from the resident adjacent to the Boone Lake gun range about safety. Steve Rapp still plans to meet with a Boone Lake representative.
- 9. New Business
 - a. Darcy Hills agreed to support Steve Rapp in responding to the Com Edison request for current resident addresses in support of the municipal utility tax.
 - b. Steve Rapp received a letter from a Hidden Grove resident that will be given to the HOA instead.

| Open Actions: | Meeting | Contact |
|--|----------------|--------------------------------------|
| Revision of Timberlane By-laws to include electronic attendance | Mar 2014 | Debbie Marner |
| Timberlane has been asked to adopt 2015 International Residential Codes for Inspections (IRC, IBC, IMC), 2014, 2011 NEC codes. | Oct 2016 | Steve Rapp along with Drew Bliss |
| Review three draft ordinances and provide guidance to the board: O20-324-03 Burning ordinance, O20-324-04 Noise ordinance, O20-324-05 Street Parking ordinance | April 2021 | Steve Rapp, Trent Ferguson, attorney |
| New Ordinance stating the surface of driveways within the easement shall match the roadway surface type that it intersects (J. Krohn) | Oct 2021 | Steve Rapp, Trent Ferguson |
| IL EPA storm water waiver in progress. | 2021 | Steve Rapp, CES |
| Donna Leone asked about adding a speed limit sign on Orth Rd near 76 since there may not be one in the area. | Aug 2022 | Steve Rapp |
| Revise Timberlane's 2012 Comprehensive Plan | Jan 2023 | Full board |

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|---|----------|-------------------------------|
| IFHDA stated that Timberlane is determined to be a “Non-Exempt Local Government”. The Affordable Housing Planning and Appeal Act requires that Timberlane is to create, adopt and submit an affordable housing plan to IHDA within 18 months after notification of its non-exempt status. | Jan 2024 | Steve Rapp, Trent Ferguson |
| Determine the legal use of the cannabis tax income | Jan 2024 | Steve Rapp |

- i. Motion made by Paul Loner, seconded by Donna Leone to adjourn at 8:01pm Vote all ayes, 0 nays, and 0 absent.