



**Regular Meeting Minutes – Village of Timberlane – August 21<sup>st</sup>, 2025**

1. Call to order at 7:01pm by trustee Darcy Hills acting as President in the absence of Steve Rapp, President at Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Stacy Kleyn, Debbie Marner, Greg Hills, Donna Leone, Darcy Hills, Rick DeSimone, Paul Loner. Absent: Steve Rapp
3. There was one guest.
4. Motion made by Greg Hills, seconded by Paul Leone to approve July 17<sup>th</sup>, 2025, regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
5. President’s Report: Steve Rapp was asked by Amy Ohlsen, candidate for Boone County Clerk, to speak to the board. She agreed to wait until Steve was present at the meeting.
6. Treasurer’s Report:
  - a. Motion made by Greg Hills, seconded by Donna Leone to approve the July 2025 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
  - b. The following bills were submitted for August 2025 payment. Motion made by Donna Leone seconded by Paul Loner to approve bills. Roll call vote: Ayes: Donna Leone, Greg Hills, Rick DeSimone, Paul Loner, Darcy Hills, Nay: 0 Absent: 0.

<b>Date</b>	<b>Num</b>	<b>Payee</b>	<b>Payment</b>	<b>Motion Made:</b>	<b>Motion Seconded:</b>
08/04/2025		IL Department of Revenue	\$ 114.36	Donna L	Paul L
08/21/2025	3464	Richard Desimone	\$ 87.40	Donna L	Paul L
08/21/2025	3465	Darcy A. Hills	\$ 87.40	Donna L	Paul L
08/21/2025	3466	Gregory S. Hills	\$ 135.47	Donna L	Paul L
08/21/2025	3467	Stacy M Kleyn	\$ 479.03	Donna L	Paul L
08/21/2025	3468	Donna M. Leone	\$ 87.40	Donna L	Paul L
08/21/2025	3469	Paul D. Loner	\$ 87.40	Donna L	Paul L
08/21/2025	3470	Debra K. Marner	\$ 218.49	Donna L	Paul L
08/21/2025	3471	Stephen M. Rapp	\$ 823.03	Donna L	Paul L
08/21/2025	3472	Stephen M. Rapp	\$ 134.62	Donna L	Paul L
08/21/2025	3473	Com Ed	\$ 50.83	Donna L	Paul L
08/21/2025	3474	Debra K. Marner	\$ 45.66	Donna L	Paul L
08/21/2025	3475	B & F Construction Code Services, Inc.	\$ 1,439.69	Donna L	Paul L
08/21/2025	3476	Diane's Web Design	\$ 500.00	Donna L	Paul L
08/21/2025	3463	Nico's Landscaping	\$ 7,542.00	Donna L	Paul L
8/21/2025	1089	MWD Services, Inc.	\$ 7,140.00	Donna L	Paul L
		<b>Total Funds</b>	<b>\$18,972.78</b>		

7. Committee Reports
  - a. Finance
    - i. Stacy Kleyn and Paul Loner reviewed the terms and conditions of the Ill Municipal League concerning the mutual fund account. Stacy signed the T & C’s as this is a one-time signing (not annual) requirement.
  - b. Planning and Zoning

- i. No update from B & F Code Construction concerning the update of village building codes.
      - ii. No update concerning the self-storage facility plans submitted by Melbri Hope Ventures, LLC to B & F Code Construction This applies to the Schumacher property at IL 76 and Caledonia roads.
      - iii. Motion made by Paul Loner, seconded by Donna Leone to adopt the Timberlane Village Zoning Map revision dated 6/27/2025. Vote all ayes, 0 nays, 0 absent.
      - iv. No update concerning the legal counsel's review to ensure Timberlane meets the minimum requirements of IHDA's Fair Housing Policy Section 25 of AHPAA.
    - c. Roads/Highways/Bridges
      - i. No update concerning the streetlight request to Com Edison concerning the south entrance of Country Meadow and Caledonia Roads.
      - ii. Greg Hills stated that the box culvert bridge # 004-3036 (Dawson Lake Road over Branch of Beaver Creek) has exposed rebar on the north side. The east wing concrete wall has fallen into the creek. The rip rap, gravel and dirt are moving away from the roadside edges. Trustees would like the vegetation cut back in order to see what work needs to be done.
      - iii. Motion made by Greg Hills, seconded by Paul Loner to allow for bridge vegetation removal along three bridges not to exceed \$5,000.00. Earmarking funds now while waiting for more quotes besides Nico's Landscaping. Roll call vote: Ayes: Donna Leone, Greg Hills, Rick DeSimone, Paul Loner, Darcy Hills, Nay: 0 Absent: 0.
      - iv. The repairs for bridge # 004-6000 on Orth Road over Beaver Creek: Steve Rapp requested a quote from Grant Sjostrom to provide quotes for structural concrete repair/maintenance on a time/material basis.
      - v. Heatherfield Estates along with Timberlane subdivision and Wood Acres re-landscaping at the roadside edges will be completed when weather permits by Nico's Landscaping's approved quotes.
    - d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
      - i. None.
8. Old Business
- a. Attracting local candidates for open positions may be combined with a new village website, Timberlane's 30<sup>th</sup> year anniversary (Nov 2025) and a postcard mailing.
  - b. Greg Hills received 4 quotes for Timberlane website design & management. Guest Diane Downey from Diane's Web Design firm, Roscoe, IL presented her proposal quote and answered questions from the trustees.
  - c. Motion made by Paul Loner, seconded by Donna Leone to accept Diane's Web Design proposal to revamp the village website not to exceed \$720.00. That includes a payment of \$500.00 due upon signing and an annual fee of \$220.00. Roll call vote: Ayes: Donna Leone, Greg Hills, Rick DeSimone, Paul Loner, Darcy Hills, Nay: 0 Absent: 0. Plan to go live by November 2025.
  - d. Greg Hills stated that the RF Proposal for a single garbage hauler is ready for legal review and will ask whether this should be in the April 2026 ballot.
9. New Business

a. None.

<b>Open Actions:</b>	<b>Meeting</b>	<b>Contact</b>
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 two draft ordinances and provide guidance to the board: 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
Revise Timberlane's 2012 Comprehensive Plan	Jan 2023	Full board
Determine the legal use of the cannabis tax income	Jan 2024	Steve Rapp
Repairs for bridge # 004-6000 on Orth Road over Beaver Creek: request the scope of work, request bridge contractor quotes for structural concrete repair/maintenance on a time/material basis.	2024	Steve Rapp Justin Krohn

- i. Motion made by Rick DeSimone, seconded by Donna Leone to adjourn at 8:08pm  
Vote all ayes, 0 nays, and 0 absent.