



**Regular Meeting Minutes – Village of Timberlane – May 15<sup>th</sup>, 2025**

1. Call to order at 7:01pm by President Steve Rapp at the Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Paul Loner, Debbie Marner, Greg Hills, Donna Leone, Darcy Hills, Steve Rapp. Absent: Stacy Kleyn (non-voting).
3. There were 2 guests.
4. Newly elected officers were sworn into their four-year terms. Greg Hills swore in Debra Marner as Clerk/Collector. Clerk Debra then swore in Stephen Rapp as President, Paul Loner and Darcy Hills as Timberlane Trustees.
5. Rick DeSimone was sworn in by Debra Marner as a new trustee filling a vacant 4-year trustee term that will expire in 2027.
6. Motion made by Darcy Hills, seconded by Donna Leone to approve April 17<sup>th</sup>, 2025, regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
7. President’s Report: Steve Rapp comments are found within the meeting minutes.
8. Treasurer’s Report:
  - a. Motion made by Darcy Hills, seconded by Donna Leone to approve the April 2025 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
  - b. The following bills were submitted for May 2025 payment. Motion made by Paul Loner seconded by Greg Hills 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>
05/15/2025	3428	Lauterbach & Amen, LLP	\$2,000.00	Paul L.	Greg H.
05/04/2025		IL Department of Revenue	\$ 113.86	Paul L.	Greg H.
05/15/2025	3429	B & F Construction Code Services, Inc.	\$ 225.00	Paul L.	Greg H.
05/15/2025	3430	US Postal Service	\$ 100.00	Paul L.	Greg H.
05/15/2025	3431	Hi Viz Inc.	\$ 160.00	Paul L.	Greg H.
05/15/2025	3432	Darcy A. Hills	\$ 87.40	Paul L.	Greg H.
05/15/2025	3433	Gregory S. Hills	\$ 87.40	Paul L.	Greg H.
05/15/2025	3434	Stacy M Kleyn	\$ 585.45	Paul L.	Greg H.
05/15/2025	3435	Donna M. Leone	\$ 87.40	Paul L.	Greg H.
05/15/2025	3436	Jonathan M. Lipscomb	\$ 87.40	Paul L.	Greg H.
05/15/2025	3437	Debra K. Marner	\$ 218.49	Paul L.	Greg H.
05/15/2025	3438	Stephen M. Rapp	\$ 799.00	Paul L.	Greg H.
05/15/2025	3439	Com Ed	\$ 51.13	Paul L.	Greg H.
		<b>Total for General Checking</b>	<b>\$4,602.53</b>		

9. Committee Reports
  - a. Finance
    - i. Stacy Kleyn has invoiced Melbri Hope Ventures for engineering expenses regarding the Schumacher property potential buyers.
  - b. Planning and Zoning
    - i. Steve Rapp has not received an update concerning the 3-month study to revise Timberlane’s building codes from B & F Code Construction.

- ii. Greg Hills will check with the Boone County Sheriff's office concerning what they respond to in regard to village ordinance violations.
- iii. Steve Rapp spoke of resident complaint emails concerning an above ground pool installation in the Prairie Lane Subdivision. Two permits issued were for an inground pool and fencing. Trustees will review the situation and respond.
- c. Roads/Highways/Bridges
  - i. Donna Leone is obtaining landscaping quotes for the 4 signs.
  - ii. Motion made by Darcy Hills, seconded by Paul Loner to approve Nico's Landscaping quote for \$12,690.00 for topsoil, grass seed and straw blankets at the edges of 2024 re-paved roads. Only if requested by the contractor, the trustees approved to pay up to one-quarter the invoice \$3,173.00. Roll call vote: Ayes: Donna Leone, Greg Hills, Rick DeSimone, Paul Loner, Darcy Hills, Nay: 0 Absent: 0.
  - iii. Potholes/broken surface areas require blacktop filling as soon as possible. Steve Rapp will contact Midwest Dirt again for remediation.
  - iv. Paul Loner requested new street signs at 'Charleston Street' and 'Newbury Lane'. Debra Marner will contact the vendor and also request a replacement 'hidden drive' sign for Dawson Lake Road.
  - v. The repairs for bridge # 004-6000 on Orth Road over Beaver Creek: Steve requested the scope of work from Justin Krohn, Boone County Highway engineer before requesting bridge contractor quotes for structural concrete repair/maintenance on a time/material basis.
- d. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
  - i. None.

10. Old Business

- a. Darcy Hills continues to explore options to attract local candidates for open positions such as hold an open house, post cards, etc.
- b. Steve Rapp stated no update yet from Trent Ferguson on preparing bid letting for the single garbage hauler project. Greg Hills offered to draft a request for quote.
- c. Donna Leone remains concerned about vehicle accidents and ambulances at Orth road and IL76, Orth road and Caledonia. Attending a county board meeting to voice concerns is a good way to communicate Steve Rapp stated.

11. New Business

- a. Motion made by Donna Leone, seconded by Darcy Hills to approve to approve ordinance O25-135-01 Fair Housing Policy. Vote all ayes, 0 nays, 0 absent.
- b. Greg Hills will obtain quotes for website design and management for review.

<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 Paul Loner, seconded by Darcy Hills to adjourn at 8:17pm Vote all ayes, 0 nays, and 0 absent.