



Regular Meeting Minutes – Village of Timberlane – October 20th, 2022

1. Call to order at 7:02pm by President, Steve Rapp at the Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Steve Rapp, Stacy Kleyn, Debbie Marner, Jonathan Lipscomb, Andrea Ulbert, Greg Hills, Donna Leone, Paul Loner, and Darcy Hills. Absent: none
3. There were no guests.
4. Motion made by Darcy Hills, seconded by Andrea Ulbert to approve September 15th, 2022, regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
5. President’s Report: Steve Rapp comments are located within the meeting minutes.
6. Treasurer’s Report:
 - a. Motion made by Greg Hills, seconded by Donna Leone to approve the September 2022 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. The following bills were submitted for payment. Motion made by Jonathan Lipscomb, seconded by Donna Leone to approve bills. Roll call vote: Ayes: Andrea Ulbert, Darcy Hills, Jonathan Lipscomb, Greg Hills, Paul Loner, Donna Leone. Nay: 0, Absent: 0.

Date	Number	Payee	Payment	Motion Made:	Motion Seconded:
10/4/2022	debit	Illinois Department of Revenue	\$136.55	Jonathan L	Donna L
10/8/2022	3037	Com Ed	\$37.68	Jonathan L	Donna L
10/8/2022	3038	Frontier	\$103.24	Jonathan L	Donna L
10/20/2022	3039	Andrea Ulbert	\$87.40	Jonathan L	Donna L
10/20/2022	3040	Darcy A Hills	\$87.40	Jonathan L	Donna L
10/20/2022	3041	Debra K Marner	\$218.50	Jonathan L	Donna L
10/20/2022	3042	Donna M Leone	\$87.40	Jonathan L	Donna L
10/20/2022	3043	Gregory S Hills	\$87.40	Jonathan L	Donna L
10/20/2022	3044	Jonathan M Lipscomb	\$87.40	Jonathan L	Donna L
10/20/2022	3045	Stacy M Kleyn	\$423.00	Jonathan L	Donna L
10/20/2022	3046	Stephen M Rapp	\$799.00	Jonathan L	Donna L
10/20/2022	3047	United States Treasury	\$1,408.20	Jonathan L	Donna L
10/20/2022	3048	B & F Construction Code Services, Inc.	\$460.00	Jonathan L	Donna L
10/20/2022	3049	IML Risk Management Association	\$150.00	Jonathan L	Donna L
10/20/2022	3049	IML Risk Management Association	\$5,881.59	Jonathan L	Donna L
10/20/2022	3050	Midwest Dirt	\$ 31,845.00	Jonathan L	Donna L
10/20/2022	3051	Immanuel Lutheran Church	\$ 1.00	Jonathan L	Donna L
		Total Funds	\$41,900.76		
		US Bank - General Checking - Non-Specific	\$36,019.17		
		US Bank - General Checking - Tort	\$5,881.59		

7. Committee Reports
 - a. Finance
 - i. Stacy Kleyn presented the proposed 2023 Tax Levy, 2023 Budget for board of trustee review. The board received feedback that mosquito spraying was well received by residents. Darcy Hills offered to obtain a quote for road signage that identifies Timberlane Village. Stacy will ask the village auditor for a proper account number for new village signage. Trustees

- wanted to increase the Snow/Ice control account to \$60,000.00 so Stacy will reduce Streets and Bridges account to compensate for that change.
- ii. Motion made by Jonathan Lipscomb, seconded by Donna Leone to approve Darcy and Greg Hills attendance at the Oscar Mike Foundation’s annual fundraising ball in Chicago in Chicago on November 11th for a cost of \$400.00. Roll call vote: Ayes: Andrea Ulbert, Darcy Hills, Jonathan Lipscomb, Greg Hills, Paul Loner, Donna Leone. Nay: 0, Absent: 0.
- b. Planning and Zoning
 - i. Timberlane has a comprehensive plan from 2012. Steve Rapp will contact the Boone County planner for possible assistance. Surrounding properties in Boone County may come up for sale based on comments the trustees have received prompting interest in updating the village’s comprehensive plan. Cost estimates will be needed.
 - ii. Oscar Mike Foundation purchased the 100 acres but stated it might be a while before building begins. Steve Rapp heard that their attorney has questions about the special use land restrictions, but Timberlane has not received anything in writing from their lawyer.
 - c. Roads/Highways/Bridges
 - i. The following list of metal culverts have now been replaced. Midwest Dirt will add gravel to the road cuts and re-asphalt at the right time.
 - 1. One culvert on Dawson Lake Road
 - 2. Three culverts located at 1) the west end of Orth Road, 2) 3874 Orth Road and 3) Squirrel Tree and Orth Road
 - d. Village Hall (located at 2940 Charleston Ct, Immanuel Lutheran at Timberlane)
 - i. The board of trustees’ plan to remove any village items remaining in the storage room tonight. Full inventory in the office will be updated.
 - ii. Motion made by Darcy Hills, seconded by Donna Leone to approve the annual \$1.00 Commercial Lease agreement with Immanuel Lutheran Church. Vote all ayes, 0 nays, 0 absent.
8. Old Business
- a. Immanuel Lutheran Church at Timberlane has requested approval to add a shed. Paul Loner and Steve Rapp spoke with the Lindberg’s and the HOA president for Newbury Place about the restricted covenants. They stated no shed is allowed. The Church was notified that only permanent structures are allowed in Newbury Place.
9. New Business
- a. Clerk Debra Marner explained what the April 4th, 2023 Consolidated Election requirements and documents are for three (3) trustees whose terms expire in 2023. Packets were handed out to Donna Leone, Greg Hills and Andrea Ulbert.
 - b. Snow and Ice bid letting package is ready for the 2022/2023 season. Public notice will print in the Boone County Journal and bids will be opened on November 17th.

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,	April 2021	Steve Rapp, Trent Ferguson,

O20-324-05 Street Parking ordinance		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

10. Motion made by Donna Leone, seconded by Greg Hills to adjourn at 8:33pm Vote all ayes, 0 nays, and 0 absent.