



Regular Meeting Minutes – Village of Timberlane – December 15th, 2022

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: Steve Rapp, Stacy Kleyn, Debbie Marner, Jonathan Lipscomb, Andrea Ulbert, Greg Hills, Donna Leone, and Darcy Hills. Absent: Paul Loner.
3. There were two guests.
4. Motion made by Darcy Hills, seconded by Andrea Ulbert to approve November 17th, 2022, regular meeting minutes. Vote all ayes, 0 nays, 1 absent.
5. President’s Report: Steve Rapp received a call from Josh Durham about permitting. Steve forwarded Josh to B&F Services, Midwest Dirt for culvert, driveway material.
6. Treasurer’s Report:
 - a. Motion made by Donna Leone, seconded by Greg Hills to approve the November 2022 Treasurer's Report. Vote all ayes, 0 nays, and 1 absent.
 - b. The following bills were submitted for payment. Motion made by Donna Leone, seconded by Darcy Hills to approve bills. Roll call vote: Ayes: Andrea Ulbert, Darcy Hills, Jonathan Lipscomb, Greg Hills, Donna Leone. Nay: 0, Absent: Paul Loner.

| Date | Number | Payee | Payment | Motion Made: | Motion Seconded |
|------------|---------|---|--------------------|--------------|-----------------|
| 12/6/2022 | MyTaxIL | Illinois Department of Revenue | \$ 116.33 | Donna L | Darcy H |
| 12/6/2022 | 3066 | Com Ed | \$ 38.61 | Donna L | Darcy H |
| 12/6/2022 | 3067 | Frontier | \$ 109.24 | Donna L | Darcy H |
| 12/15/2022 | 3068 | Andrea Ulbert | \$ 87.40 | Donna L | Darcy H |
| 12/15/2022 | 3069 | Darcy A Hills | \$ 87.40 | Donna L | Darcy H |
| 12/15/2022 | 3070 | Debra K Marner | \$ 218.50 | Donna L | Darcy H |
| 12/15/2022 | 3071 | Donna M Leone | \$ 87.40 | Donna L | Darcy H |
| 12/15/2022 | 3072 | Gregory S Hills | \$ 87.40 | Donna L | Darcy H |
| 12/15/2022 | 3073 | Jonathan M Lipscomb | \$ 87.40 | Donna L | Darcy H |
| 12/15/2022 | 3074 | Paul D Loner | \$ 87.40 | Donna L | Darcy H |
| 12/15/2022 | 3075 | Stacy M Kleyn | \$ 423.00 | Donna L | Darcy H |
| 12/15/2022 | 3076 | Stephen M Rapp | \$ 799.00 | Donna L | Darcy H |
| 12/15/2022 | 3077 | Boone County Journal | \$ 60.00 | Donna L | Darcy H |
| 12/15/2022 | 3078 | B & F Construction Code Services, Inc. | \$ 225.00 | Donna L | Darcy H |
| 12/15/2022 | 3079 | Debra K Marner | \$ 105.29 | Donna L | Darcy H |
| 12/15/2022 | 3079 | Debra K Marner | \$ 23.00 | Donna L | Darcy H |
| 12/15/2022 | 3079 | Debra K Marner | \$ 30.00 | Donna L | Darcy H |
| 12/15/2022 | 3080 | B & F Construction Code Services, Inc. | \$ 745.00 | Donna L | Darcy H |
| 12/15/2022 | 3081 | Donna M Leone | \$ 185.31 | Donna L | Darcy H |
| 12/15/2022 | 3082 | Midwest Dirt | \$ 4,800.00 | Donna L | Darcy H |
| 12/15/2022 | 1075 | Midwest Dirt | \$ 595.35 | Donna L | Darcy H |
| | | Total Funds | \$ 8,998.03 | | |
| | | US Bank - General Checking - Non-Specific | \$ 8,402.68 | | |
| | | US Bank - MFT Checking | \$ 595.35 | | |

7. Committee Reports
 - a. Finance

- i. Motion made by Donna Leone, seconded by Jonathan Lipscomb to cancel our DSL internet phone line since Timberlane utilizes the Immanuel Lutheran’s internet service. Vote all ayes, 0 nays, and 1 absent. Stacy Kleyn offered to contact Frontier Communications.
 - b. Planning and Zoning
 - i. None
 - c. Roads/Highways/Bridges
 - i. Steve Rapp will ask Midwest Dirt to remove the rough road signs and review the west side of the Squirrel Tree and Orth entrance.
 - d. Village Hall located at *2940 Charleston Ct, Immanuel Lutheran at Timberlane*
 - i. Clerk Debra explained the need to re-arrange the village office and requested 3-hours of help from the board of trustees before yearend.
- 8. Old Business
 - a. Timberlane officers, trustees and guests enjoyed the holiday pizza & cookie party.
 - b. Darcy Hills plans to present Timberlane signage quotes in 2023.
 - c. One candidate’s petition was received for April 2023 elections.
 - d. Steve Rapp explained the history of Timberlane’s 2012 Comprehensive Plan.
 - e. Frontier Communications fiber optics permit request affecting these subdivisions: Timberlane, Hidden Grove, Heather Field, some of Prairie Lane. Trustees ask for a rollout schedule per subdivision in order to notify the HOA’s ahead of time. Improvements in internet reliability are expected. Steve Rapp is working with CES engineering and Frontier on revising their permit package for restoration of existing landscapes, proper easements, insurance bonding, and a franchise agreement.
 - f. Motion made by Jonathan Lipscomb, seconded by Donna Leone to allow Kevin Bunge, CES engineer, to create a “Timberlane Highway Right of Way Utility Permit Application”. Vote all ayes, 0 nays, and 1 absent.
- 9. New Business
 - a. Dave Foor from Prairie Lane subdivision asked questions about Oscar Mike’s special use and the original Anderson property. Steve Rapp explained the zoning application history and Andrea Ulbert stated the Anderson property is not part of Prairie Lane’s HOA. Dave Foor said he has experience with comprehensive planning and could possibly help Timberlane if needed.
 - b. Stacy Kleyn offered to ask IMLRMA about fraud/scam insurance coverage. Scam emails affecting board members are being received again.
 - c. Clerk Debra explained the latest records retention information from the recent seminar held by the State of Illinois.

| 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 | Oct 2021 | Steve Rapp, |

| | | |
|--|----------|-----------------|
| shall match the roadway surface type that it intersects (J. Krohn) | | 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 |

- i. Motion made by Jonathan Lipscomb, seconded by Donna Leone to adjourn at 8:14pm
Vote all ayes, 0 nays, and 1 absent.