



Regular Meeting Minutes – Village of Timberlane – May 21st, 2026

1. Call to order at 7:00pm by Steve Rapp, President at Timberlane Village Hall at 2940 Charleston Ct., Caledonia, IL 61011.
2. Roll call: Present: Steve Rapp, Stacy Kleyn, Debbie Marner, Paul Loner, Darcy Hills, Greg Hills, Rick DeSimone. Absent: Donna Leone.
3. There were no guests.
4. Motion made by Darcy Hills, seconded by Rick DeSimone to approve April 16th, 2026, regular meeting minutes Vote all ayes, 0 nays, 1 absent.
5. President’s Report: Steve Rapp’s comments are found within the meeting minutes.
6. Treasurer’s Report:
 - a. Motion made by Greg Hills, seconded by Paul Loner to approve the April 2026 Treasurer's Report. Vote all ayes, 0 nays, and 1 absent.
 - b. Stacy Kleyn stated that Midwest Dirt has not refunded our overpayment of \$5,661.60.
 - c. The following bills were submitted for May 2026 payment. Motion made by Paul Loner, seconded by Greg Hills to approve bills. Roll call vote: Ayes: Greg Hills, Darcy Hills, Paul Loner, Rick DeSimone. Nay: 0 Absent: Donna Leone.

Transaction date	Num	Payee	Payment	Motion Made:	Motion Seconded:
05/13/2026		IL Department of Revenue	\$ 113.67	Paul L	Greg H
05/15/2026		Intuit QuickBooks Workforce	\$ 426.32	Paul L	Greg H
05/21/2026	3584	Richard Desimone	\$ 87.40	Paul L	Greg H
05/21/2026	3585	Darcy A. Hills	\$ 87.40	Paul L	Greg H
05/21/2026	3586	Gregory S. Hills	\$ 87.40	Paul L	Greg H
05/21/2026	3587	Stacy M Kleyn	\$ 480.69	Paul L	Greg H
05/21/2026	3588	Donna M. Leone	\$ 87.40	Paul L	Greg H
05/21/2026	3589	Debra K. Marner	\$ 218.49	Paul L	Greg H
05/21/2026	3590	Stephen M. Rapp	\$ 799.00	Paul L	Greg H
05/21/2026	3591	Kevin Friend	\$ 75.00	Paul L	Greg H
05/21/2026	3592	US Postal Service	\$ 106.00	Paul L	Greg H
05/21/2026	3593	Com Ed	\$ 227.15	Paul L	Greg H
05/21/2026	3594	B & F Construction Code Services, Inc.	\$ 934.80	Paul L	Greg H
05/21/2026	3595	Clarke Environmental Mosquito Mgmt, Inc.	\$ 4,744.00	Paul L	Greg H
05/21/2026	3596	Nicos Landscaping	\$ 4,250.00	Paul L	Greg H
		Total for General Checking	\$12,724.72	Paul L	Greg H
05/21/2026	1021	Boone County Motor Fuel Tax	\$ 8,877.06	Paul L	Greg H
		Total for MFT Checking	\$ 8,877.06	Paul L	Greg H
		Total Funds	\$21,601.78	Paul L	Greg H

7. Committee Reports
 - a. Finance
 - i. Stacy Kleyn reviewed the comptrollers report and made necessary corrections before our audit firm files the 2025 Annual Financial Report with the state of IL. Also, she entered adjusting journal entries recommended by the auditor into Quickbooks.
 - b. Planning and Zoning

- i. No update on quarterly comprehensive planning with Jessica Roberts, Boone County Planner.
 - ii. The Schumacher property sale to Melbri Hope Ventures, LLC – Self Storage Facility is now complete. Steve Rapp was on a zoom call to discuss future use of this property.
 - iii. Board of trustees responded to the list of questions from Vincent Gallo, B & F Code Construction to aid them in updating Timberlane’s building codes to the 2021 International Standard:
 - Radon systems inside of structures
 - Conduit must be inside of roofs for solar panels
 - Steve offered to ask Vincent to attend a regular meeting
 - iv. No update from Region 1 Regional Planning Council on these subjects:
 - Affordable Housing Plan – inhouse help available at \$100/HR.
 - Comprehensive Plan - possibly
 - Dawson Lake Road bridge replacement – 80% Federal/20% State
 - National Flood Insurance Program – not applicable however Steve will contact the Boone County Soil & Water Conservation Dept.
 - v. No update concerning the offer of \$85,000.00 from the Orth Road impact fees received from Aberdeen Knoll to Valerie Alt, Caledonia Township. A draft intergovernmental agreement for possible transfer of funds from Timberlane to Caledonia Township. They control that portion of Orth Road. This agreement is to be reviewed by the trustees.
- c. Roads/Highways/Bridges
- i. Motion made by Greg Hills, seconded by Darcy Hills to approve Nico’s Landscaping quote of \$4,250.00 for lawn edge repairs, Dawson Lake culvert unclogging and landscaping upkeep at 4 new Timberlane signs. Roll call vote: Ayes: Greg Hills, Darcy Hills, Paul Loner, Rick DeSimone. Nay: 0 Absent: Donna Leone.
 - i. Motion made by Darcy Hills, seconded by Paul Loner to approve the ComEdison quote and pay in full upfront \$4,355.68 to install a new streetlight at Orth and Squirrel Tree roads. Agreement will be signed and Steve Rapp will notify ComEdison. Roll call vote: Ayes: Greg Hills, Darcy Hills, Paul Loner, Rick DeSimone. Nay: 0 Absent: Donna Leone.
 - ii. Motion made by Darcy Hills, seconded by Rick DeSimone to approve the Right-of-Way (ROW) request from ComEd to upgrade village electric service. Vote all ayes, 0 nays, and 1 absent.
 - iii. Justin Krohn notified Steve Rapp about the road failure on Dawson Lake Road. Midwest Dirt has stabilized the area. The long-term solution may be a new concrete culvert, stone and re-paving.
 - iv. Steve Rapp offered to ask Justin Krohn for contracting vendor options
 - v. Bridge inspections are scheduled for Sept or Oct 2026. Bridge structural concrete repair/maintenance on a time/material basis expected after that.
- b. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
- i. None.
2. Old Business

- a. No update from Steve Rapp offering to contact Becky Tobin concerning the Intergovernmental Agreement for Boone County Animal Services fees that are beyond IL statute requirements.
 - b. Darcy Hills offered to create a postcard for resident mailing concerning attracting local candidates for open positions.
 - c. Steve Rapp working with Trent Ferguson, village attorney are nearing a final draft (RFP) request for single garbage hauler RF bid letting proposal.
3. New Business
- a. Steve Rapp received a complaint regarding the noise from new rumble strips at Orth and Caledonia roads. Boone County Highway dept has ground down the strips.
 - b. Oscar Mike’s Foundation notified the village that it is interested in buying 22 acres directly north of their property on Route 76. Wants up to 4 resident homes on 1-acre lots. Rezoning may be requested. Also prefers to have driveways open onto Route 76. Steve Rapp stated that IDOT has control of Route 76 changes.
 - c. Prairie Lane’s homeowners association asks to review Timberlane’s peddlers ordinance O011-167-01 and application form. Also, the board was notified by the HOA that vehicles have been broken into and vandalized and 2 cars stolen.

Open Actions:	Meeting	Contact
Revision of Timberlane By-laws to include electronic attendance	Mar 2014	Debra 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
Ensure Timberlane meets the minimum requirements of IHDA’s Fair Housing Policy Section 25 of AHPAA.	2025	Steve Rapp, Trent Ferguson
Orth Road impact fees account from Aberdeen Knoll	2025	Steve Rapp, Trent Ferguson

4. Motion made by Greg Hills, seconded by Darcy Hills to adjourn at 8:11pm Vote all ayes, 0 nays, and 1 absent.