



Regular Meeting Minutes – Village of Timberlane – June 18th, 2026

1. Call to order at 7:02pm 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, Greg Hills, Rick DeSimone. Absent: Darcy Hills and Donna Leone.
3. There were 2 guests.
4. Motion made by Greg Hills, seconded by Paul Loner to allow Steve Rapp to act on behalf of a trustee in order to form a quorum. Vote all ayes, 0 nays, 2 absent.
5. Motion made by Greg Hills, seconded by Rick DeSimone to approve May 21st, 2026, regular meeting minutes. Vote all ayes, 0 nays, 2 absent.
6. President's Report: Steve Rapp's comments are found within the meeting minutes.
7. Treasurer's Report:
 - a. Motion made by Paul Loner, seconded by Steve Rapp to approve the May 2026 Treasurer's Report. Vote all ayes, 0 nays, and 2 absent.
 - b. Stacy Kleyn stated that Midwest Dirt must reduce \$5,661.60 from mowing invoicing. The treasurer will maintain a record showing their repayment via invoice reductions.
 - c. The following bills were submitted for June 2026 payment. Motion made by Greg Hills seconded by Paul Loner to approve bills. Roll call vote: Ayes: Greg Hills, Steve Rapp, Paul Loner, Rick DeSimone. Nay: 0 Absent: Donna Leone, Darcy Hills.

Transaction date	Num	Payee	Payment	Motion Made:	Motion Seconded:
6/18/2026	3597	Richard Desimone	\$ 87.40	G.Hills	Paul L.
6/18/2026	3598	Darcy A. Hills	\$ 87.40	G.Hills	Paul L.
6/18/2026	3599	Gregory S. Hills	\$ 87.40	G.Hills	Paul L.
6/18/2026	3600	Stacy M Kleyn	\$ 480.70	G.Hills	Paul L.
6/18/2026	3601	Paul D. Loner	\$ 87.40	G.Hills	Paul L.
6/18/2026	3602	Debra K. Marner	\$ 218.50	G.Hills	Paul L.
6/18/2026	3603	Stephen M. Rapp	\$ 799.00	G.Hills	Paul L.
6/18/2026	3604	Stacy Kleyn	\$ 107.74	G.Hills	Paul L.
6/18/2026	3605	Com Ed	\$ 112.53	G.Hills	Paul L.
6/18/2026	3606	B & F Construction Code Services, Inc.	\$ 255.20	G.Hills	Paul L.
6/18/2026	3607	Debra K. Marner	\$ 156.56	G.Hills	Paul L.
6/18/2026		Intuit QuickBooks Workforce	\$ 520.49	G.Hills	Paul L.
6/18/2026	3608	Stacey Carlson	\$ 75.00	G.Hills	Paul L.
		Total for General Checking	\$3,075.32	G.Hills	Paul L.

8. Committee Reports
 - a. Finance
 - i. Stacy Kleyn reviewed the RMA annual renewal survey providing necessary payroll information and delivered to Steve Rapp for review.
 - b. Planning and Zoning
 - i. Steve Rapp will ask Vincent Gallo from B&F Code Construction to attend a regular meeting to aid the trustees with the list of questions

concerning revising Timberlane's building codes to 2021 International Standard.

- ii. Steve Rapp is reviewing the IML website information 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.
 - iii. Motion made by Paul Loner, seconded by Steve Rapp to schedule a Zoning Committee public hearing for July 16th at 6:30pm. Vote all ayes, 0 nays, 2 absent.
 - iv. Steve Rapp requested that the board of trustees be the committee to hear Roundabout Ventures, LLC's three (3) zoning variances and one special use application concerning 10568 Caledonia Road.
- c. Roads/Highways/Bridges
- i. Nico's Landscaping completed the village roads lawn edge repairs. Dawson Lake culvert unclogging and landscaping upkeep at 4 new Timberlane signs will be completed as soon as possible.
 - i. Steve Rapp stated that the ComEdison quote approved in May 2026 for \$4,355.68 to install a new streetlight at Orth and Squirrel Tree roads will be paid via the monthly billing statement to Timberlane.
 - ii. Midwest Dirt is waiting for vendor quotes for new concrete culvert, stone and re-paving before offering a complete quote to repair the road failure on Dawson Lake Road. Owner Nate Walton continues to add material to stabilize the area.
 - iii. A letter of request from Newbury Place homeowners association was received asking for Timberlane Village to take over monthly payments for the streetlights at their two (2) entrances. Motion made by Greg Hills, seconded by Rick DeSimone to approve this transfer of responsibilities. Vote all ayes, 0 nays, 2 absent.
- b. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
- i. None.

2. Old Business

- a. Darcy Hills offered to create a postcard for resident mailing concerning attracting local candidates for open positions.
- b. Steve Rapp is in talks with Trent Ferguson, village attorney, concerning the draft (RFP) request for single garbage hauler RF bid letting proposal.
- c. Frontier's rollout of the final phase of its fiber optic cable may be delayed due to engineering support issues.

3. New Business

- a. Guests Brian Hoemke, owner of Roundabout Ventures, LLC and his attorney Nathan Noble explained the history of how the Schumacher property at 10568 Caledonia Road became pre-annexed. This 20-year agreement expires in 2029. They stated they are following Boone County's regulations on self-storage units to prepare for the future. Frost protection of floating cement slabs versus frost footing remains under review. Nathan Noble produced three (3) Timberlane zoning variance changes and one (1)

special use change to the property. Brian Hoemke stated they want to move dirt and build four storage units during 2026. Board of trustees questioned whether this can be handled at a regular meeting or special use public hearing of a zoning committee. It was decided to proceed with a zoning committee public hearing as soon as possible. Many agencies have been involved. Updated documents will be available to the public as Timberlane Village receives them.

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
Valerie Alt, Caledonia Township was given an offer to accept the \$85,000.00 Orth Road impact fees account received from Aberdeen Knoll. An intergovernmental agreement for transfer of funds from Timberlane to Caledonia Township is under legal review.	2026	Steve Rapp, Trent Ferguson
Bridge inspections scheduled for Sept/Oct 2026. Bridge structural concrete repair/maintenance on a time/material basis are expected.	2026	Steve Rapp

4. Motion made by Steve Rapp, seconded by Greg Hills to adjourn at 8:20pm Vote all ayes, 0 nays, and 2 absent.