



Regular Meeting Minutes – Village of Timberlane – August 20th, 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, Darcy Hills and Donna Leone. Absent: 0.
3. There were no guests.
4. Motion made by Greg Hills, seconded by Rick DeSimone to approve July 16th, 2026 regular meeting minutes. Vote all ayes, 0 nays, 0 absent.
5. Motion made by Paul Loner, seconded by Donna Leone to approve July 23rd, 2026 Zoning Committee Public Hearing minutes. Vote all ayes, 0 nays, 0 absent.
6. Motion made by Donna Leone, seconded by Darcy Hills to approve July 23rd, 2026 special meeting minutes. Vote all ayes, 0 nays, 0 absent.
7. President's Report: Steve Rapp's comments are found within the meeting minutes.
8. Treasurer's Report:
 - a. Motion made by Paul Loner, seconded by Darcy Hills to approve the July 2026 Treasurer's Report. Vote all ayes, 0 nays, and 0 absent.
 - b. Stacy Kleyn stated that no invoices have been received yet from Midwest Dirt. They must reduce \$5,661.60 from mowing invoicing.
 - c. The following bills were submitted for August 2026 payment. Motion made by Greg Hills, seconded by Donna Leone to approve bills. Roll call vote: Ayes: Greg Hills, Paul Loner, Donna Leone, Darcy Hills, Rick DeSimone. Nay: 0 Absent:0.

Transaction date	Num	Payee	Payment	Motion Made:	Motion Seconded:
08/10/2026	3622	Com Ed	\$ 23.32	Greg H	Donna L
08/20/2026	3623	Ray A Ferguson & Assoc, Ltd	\$1,187.50	Greg H	Donna L
08/20/2026	3624	B & F Construction Code Services, Inc.	\$4,535.75	Greg H	Donna L
08/20/2026	3625	Debra K. Marner	\$ 48.93	Greg H	Donna L
08/20/2026	3626	Richard Desimone	\$ 262.20	Greg H	Donna L
08/20/2026	3627	Darcy A. Hills	\$ 262.20	Greg H	Donna L
08/20/2026	3628	Gregory S. Hills	\$ 262.20	Greg H	Donna L
08/20/2026	3629	Stacy M Kleyn	\$ 480.70	Greg H	Donna L
08/20/2026	3630	Donna M. Leone	\$ 262.20	Greg H	Donna L
08/20/2026	3631	Paul D. Loner	\$ 262.20	Greg H	Donna L
08/20/2026	3632	Stephen M. Rapp	\$ 888.59	Greg H	Donna L
08/20/2026	3633	Debra K. Marner	\$ 654.41	Greg H	Donna L
08/20/2026	3634	Com Ed	\$ 112.73	Greg H	Donna L
Total Funds for General Checking			\$9,242.93	\	

9. Committee Reports
 - a. Finance

- i. Paul Loner and Stacy Kleyn are reviewing the 2 new ComEd accounts for Newbury Place streetlights for proper billing.
 - ii. Motion made by Paul Loner, seconded by Darcy Hills to allow Stacy Kleyn to invoice Roundabout Ventures \$1960.18 for current expenses incurred by Timberlane for legal, engineering, board member meetings and president and clerk support. Vote all ayes, 0 nays, and 0 absent.
 - iii. Stacy Kleyn presented the year-to-date 2026 budget review to the board of trustees. Motion made by Paul Loner, seconded by Donna Leone to change the following account budgets for the remaining months. Vote all ayes, 0 nays, and 0 absent.
 - Acct 514 Streets & Bridges - reduce \$279,723.54 to \$269,573.54
 - Acct 572 Street Light - increase \$500.00 to \$10,250.00
 - Acct 651 Website software/dev - increase \$300.00 to \$700.00
- b. Planning and Zoning
 - i. Greg Hills offered to start revising the Zoning Ordinance book.
 - ii. 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.
 - iii. No update on the Affordable Housing Plan – IML offers inhouse help available at \$100/HR.
- c. Roads/Highways/Bridges
 - i. No update on Nico's Landscaping quotes concerning Reginald Dr culverts.
 - ii. Motion made by Darcy Hills, seconded by Paul Loner to approve the \$49,400.00 quote from DPI Construction in Pecatonica, IL to provide storm sewer work within 30 days on Dawson Lake Rd near Caledonia Rd. This includes installing a new 36' by 56' concrete culvert, asphalt patch, grass restoration and traffic control. Roll call vote: Ayes: Greg Hills, Paul Loner, Donna Leone, Darcy Hills, Rick DeSimone. Nay: 0 Absent:0.
 - iii. After reviewing current stop signs Steve Rapp requests 12 stop signs, 12-18 wood posts and 2 new road barricades. He will contact suppliers.
- b. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
 - i. None.

2. Old Business

- a. Darcy Hills created a postcard for resident mailing concerning attracting local candidates for open positions. Also, will post on the website.
- b. Steve Rapp has talked with Trent Ferguson, village attorney, concerning the draft (RFP) request for single garbage hauler RF bid letting proposal.

- c. Steve Rapp offered to contact Trent Ferguson on the draft Intergovernmental Agreement with Caledonia Township's acceptance of Orth Rd impact fees.

3. New Business

- a. Motion made by Paul Loner, seconded by Donna Leone to rescind Ordinance O26-204-01 Establish Alternative Footing and Foundations for Self-Storage Facilities due to missing Exhibit A. Vote all ayes, 0 nays, and 0 absent.
- b. Motion made by Greg Hills, seconded by Donna Leone to approve Ordinance O26-232-01 Establish Alternative Footing and Foundations for Self-Storage Facilities to include Exhibit A. Vote all ayes, 0 nays, and 0 absent.

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 (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 Donna Leone, seconded by Greg Hills to adjourn at 8:22pm Vote all ayes, 0 nays, and 0 absent.