Regular Meeting Minutes – Village of Timberlane – September 17th, 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, Greg Hills, Rick DeSimone, Darcy Hills. Absent: Donna Leone.
3. There were no guests.
4. Motion made by Darcy Hills, seconded by Paul Loner to approve August 20th, 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 Rick DeSimone to approve the August 2026 Treasurer's Report. Vote all ayes, 0 nays, and 1 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 September 2026 payment. Motion made by Paul Loner, seconded by Greg Hills to approve bills. Roll call vote: Ayes: Greg Hills, Paul Loner, Darcy Hills, Rick DeSimone. Nay: 0 Absent: Donna Leone.

Transaction Date	Num	Payee	Payment	Motion Made:	Motion Seconded:
09/17/2026	1092	DPI Construction, Inc.	$ 49,400.00	Paul L	Greg H
09/15/2026		IRS	$ 671.88	Paul L	Greg H
09/15/2026		IL Department of Revenue	$ 193.11	Paul L	Greg H
09/17/2026	3635	Richard Desimone	$ 87.40	Paul L	Greg H
09/17/2026	3636	Darcy A. Hills	$ 87.40	Paul L	Greg H
09/17/2026	3637	Gregory S. Hills	$ 87.40	Paul L	Greg H
09/17/2026	3638	Stacy M Kleyn	$ 480.69	Paul L	Greg H
09/17/2026	3639	Donna M. Leone	$ 87.40	Paul L	Greg H
09/17/2026	3640	Paul D. Loner	$ 111.43	Paul L	Greg H
09/17/2026	3641	Debra K. Marner	$ 266.57	Paul L	Greg H
09/17/2026	3642	Stephen M. Rapp	$ 799.00	Paul L	Greg H
09/17/2026	3643	B & F Construction Code Services, Inc.	$ 7,855.00	Paul L	Greg H
09/17/2026	3644	CES Inc.	$ 515.00	Paul L	Greg H
09/17/2026	3645	Stephen M. Rapp	$ 22.99	Paul L	Greg H
09/17/2026	3646	Boone County Journal	$ 520.00	Paul L	Greg H
09/17/2026	3647	Com Ed	$ 51.17	Paul L	Greg H
09/17/2026	3648	B & F Construction Code Services, Inc.	$ 110.00	Paul L	Greg H
09/17/2026	3649	Com Ed	$ 111.94	Paul L	Greg H
09/17/2026	3650	Gregory S. Hills	$ 240.36	Paul L	Greg H
		Total Funds	**$ 61,698.74**		

7. Committee Reports
    a. Finance

i. Stacy Kleyn invoiced Roundabout Ventures $3,640.18 for current expenses incurred by Timberlane for legal, engineering, board member meetings, president and clerk support. Expenses continue to be invoiced.

b. Planning and Zoning
   i. Greg Hills revised the Zoning Ordinance book for publication, printing.
   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. One quote was received to replace 4 culverts on Reginald Drive for $145,000.00. These culverts are located near 12940, 12828,12758 and 12345 Reginald Dr. Trustees requested more quotes and Steve Rapp will check with Justin Krohn.
   i. DPI Construction completed the storm sewer work on Dawson Lake Rd near Caledonia Rd. A new 36' by 56' concrete culvert, asphalt patch, and grass restoration was installed this month.
   ii. Steve Rapp will order 12 stop signs, 12-18 wood posts and 2 new road barricades whenever a supplier is located.
   iii. Prairie Meadow HOA wants to order new street signs. Darcy Hills offered to contact Justin Krohn concerning stop signs at Caledonia Rd.
   iv. Steve Rapp received pictures of overhanging trees in the Timberlane subdivision. He is requesting quotes from Dany's Tree Service and Nico's Landscaping to review all roads for tree/brush cut back.
   v. Steve Rapp received pictures from Newbury Place HOA showing various potholes that need fixing. He will review the situation.

b. Village Hall located at 2940 Charleston Ct, Immanuel Lutheran in Timberlane
   i. None.

2. Old Business
   a. Darcy Hills displayed a two-sided postcard for resident mailing concerning attracting local candidates for open positions. Working on resident addresses.
   b. Steve Rapp was notified by Trent Ferguson, village attorney, that the village needed to approve an EEOC policy, Fair Labor Standards policy along with Prevailing Wage. Steve consulted with refuse companies concerning billing, notifications, purge day, yard waste, hazardous, oversized items, trucks that split recycling/household waste and transition date preference of March 1st after winter conditions. The draft (RFP) request for single garbage hauler RF bid letting proposal is moving along.
   c. Steve Rapp offered to contact Valerie Alt the draft Intergovernmental Agreement with Caledonia Township's acceptance of Orth Rd impact fees.
3. New Business
   a. Snow bid letting package for 2026-2027 season was reviewed and the trustees asked to move the bids received date up to October 9th instead of October 12th. A 2-week public notice will be printed.

b. A few trustees will not be available on December 17th regular meeting. It was requested that this meeting be moved to December 10th. The clerk will contact Immanuel North.

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 Or Road impact fees account received from Aberdeen Knoll. An inter-governmental agreement for transfer of funds from Timberlane to Caledonia Township is under legal review.	2026	Steve Rapp, Trent Ferguson

4. Motion made by Darcy Hills, seconded by Greg Hills to adjourn at 8:00pm Vote all ayes, 0 nays, and 1 absent.