Regular Meeting Minutes – Village of Timberlane – October 15th, 2026

1. Call to order at 7:01pm 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 Greg Hills to approve September 17th, 2026 regular meeting minutes. Vote all ayes, 0 nays, 1 absent.
5. President's Report: Steve received a call to remove a dead deer on a resident's driveway. He contacted Nico's Landscaping to remove it and will invoice the village. Steve also recommended CES Engineering to a resident on Orth Rd who called asking for guidance on how to correct a property line violation.
6. Treasurer's Report:
    a. Motion made by Greg Hills, seconded by Paul Loner to approve the September 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 on future invoices.
    c. The following bills were submitted for October 2026 payment. Motion made by Darcy Hills, seconded by Paul Loner 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:
10/15/2026	1022	Hampton, Lenzini, and Renwick, Inc.	$ 5,431.25	Darcy H	Paul L
		Total for MFT Checking	**$ 5,431.25**	Darcy H	Paul L
10/06/2026		IL Department of Revenue	$ 131.55	Darcy H	Paul L
10/15/2026		IRS	$ 481.60	Darcy H	Paul L
10/15/2026	3651	Richard Desimone	$ 87.40	Darcy H	Paul L
10/15/2026	3652	Darcy A. Hills	$ 87.40	Darcy H	Paul L
10/15/2026	3653	Gregory S. Hills	$ 207.57	Darcy H	Paul L
10/15/2026	3654	Stacy M Kleyn	$ 480.70	Darcy H	Paul L
10/15/2026	3655	Paul D. Loner	$ 87.40	Darcy H	Paul L
10/15/2026	3656	Debra K. Marner	$ 242.52	Darcy H	Paul L
10/15/2026	3657	Stephen M. Rapp	$ 972.71	Darcy H	Paul L
10/15/2026	3658	B & F Construction Code Services, Inc.	$ 215.00	Darcy H	Paul L
10/15/2026	3659	IML Risk Management Association	$ 150.00	Darcy H	Paul L
10/15/2026	3660	Debra K. Marner	$ 219.16	Darcy H	Paul L
10/15/2026	3659	IML Risk Management Association	$ 6,334.02	Darcy H	Paul L
		Total for General Checking	**$ 9,697.03**	Darcy H	Paul L
		Total Checking	**$15,128.28**	Darcy H	Paul L

7. Committee Reports
    a. Finance

i. Stacy Kleyn invoiced Roundabout Ventures $4,160.18 for current expenses incurred by Timberlane for legal, engineering, board member meetings, president and clerk support. No response has been received.
ii. Stacy presented the 2027 Tax Levy and Budget for review and trustee discussion. No changes were offered, expect approval next month.

b. Planning and Zoning
i. The clerk distributed the updated Zoning Ordinance book to the board.

c. Roads/Highways/Bridges
i. No update on replacing 4 culverts on Reginald Drive. Quote received of $145,000. These culverts are located near addresses 12940, 12828, 12758 and 12345 Reginald Dr. Bid letting quotes are needed. Steve Rapp will check with Justin Krohn, Boone County Highway engineer.
i. All biannual bridge inspections were completed. The Dawson Lake Rd box culvert bridge received a Critical Finding Report. Justin Krohn worked with Ian Nilausen, bridge project engineer, to develop four (4) engineering phases that would ultimately replace the bridge. Riprap was dropped in place under phase 1.
ii. Steve Rapp will order 12 stop signs, 12-18 wood posts and 2 new road barricades whenever a supplier is located.
iii. Darcy Hills is searching for new narrow yellow and black signs.
iv. Motion made by Darcy Hills, seconded by Paul Loner to approve Dany's Tree Service for $14,600.00 for roadside brush and tree removal. Vote all ayes, 0 nays, and 1 absent.
v. Motion made by Darcy Hills, seconded by Paul Loner to approve Nico's Landscaping quote of $1,200.00 for fall cleanup at four village signs. Vote all ayes, 0 nays, and 1 absent.
vi. No update on Newbury Place needing various potholes fixed.

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

2. Old Business
a. Darcy Hills ordered two-sided postcard for resident mailing concerning attracting local candidates for open positions.
b. Steve Rapp explained many more issues concerning a single garbage hauler proposal. Here is what is known today:
i. Create an EEOC policy, Fair Labor Standards policy along with Prevailing Wage as per Trent Ferguson, village attorney.
ii. A transition date preference of March 1st after winter condition passes.
iii. Companies prefer automatic billing and/or collection systems. Many residents are delinquent. Municipalities may add this to property taxes.
iv. Lack of enforcement that would ensure only one hauler is utilized.
c. Motion made by Paul, seconded by Darcy Hills to table the Single Garbage Hauler project. Greg Hills offered to write a summary report describing the situation to the residents. May post it to the website and give to HOA presidents.
d. No response yet from Valerie Alt concerning the draft Intergovernmental Agreement, in which Caledonia Township would accept the Orth Rd impact fees.

3. New Business

a. Two snow bid letting packages for the 2026-2027 season were opened and received from Nico's Landscaping and Midwest Dirt. Motion made by Darcy Hills, seconded by Paul Loner to approve the Midwest Dirt quote subject to requesting that their pickup trucks with snowplows be used the most, unless heavy snow or ice occurs. Vote all ayes, 0 nays, and 1 absent.
b. Steve Rapp was notified by Nicor Gas that Timberlane has not used 3,262 energy therms given to the village as a result of signing a 50-year Franchise Agreement in 2014. Not having a building asset, Steve asked what the equivalent is in a cash refund. Nicor Gas said a new Franchise Agreement is required to allow therms to convert to cash and it's not retroactive. Steve will ask about donating past energy therms to the hall building, etc.
c. Motion made by Darcy Hills, seconded by Rick DeSimone to accept a Nicor Gas 50 year Francise Agreement dated 10/13/26 as received. Vote all ayes, 0 nays, and 1 absent.
d. Motion made by Greg Hills, seconded by Rick DeSimone to change the regular Thursday meeting in December 2026 from 12/17 to 12/10 to accommodate trustees absences on 12/17. December 10th at 7:00pm at Immanuel North was confirmed.
e. Annual Holiday pizza party will be held at 6:30pm and is open to the public.

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
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 Orth Road impact fees account received from Aberdeen Knoll. A new Inter - governmental agreement for transfer of funds from Timberlane to Caledonia Township is under legal review.	2026	Steve Rapp, Trent Ferguson
Ask Vincent Gallo from B&F Code Construction to attend regular meeting to answer trustees questions concerning revising Timberlane's building codes to 2021 International Standard.	2026	Steve Rapp
Affordable Housing Plan – IML offers inhouse help available at $100/HR.	2026	Steve Rapp

4. Motion made by Paul Loner, seconded by Greg Hills to adjourn at 8:17pm Vote all ayes, 0 nays, and 1 absent.