

TURNBERRY RIDGE BOARD MEETING

April 1, 2025

Location: 4118 Crail Rd, Champaign IL

Present: Morene Christman, President
George Vargas, Vice President
Erik Johnson, Treasurer
Mark Athey, Board Member

Absent: Steve McDowell
Kiersten Alexander
Scott Harden
John O'Donnell

The Board discussion was as listed.

1. Geese Control: Morene

George Vargas and daughter, Erik Johnson and spouse, Jill Page and Morene oiled the eggs on 3/15, 3/22, and 3/29. The Laz and Kendrick homeowners permitted the team to enter their yards for access. 3 nests were located on the west pond with total of 14 eggs. The team will continue to monitor. One nest was in a homeowner's garden and she was notified.

2. Financial Report: Erik

Payment was made to Solitude Pond Management and Park District for Flower Island. Taxes were paid (\$656 to IRS and \$208 to Illinois). EHS (mowing) and TCI (irrigation) contracts are in place. Spring Green will address weed control. 12 mo CD \$52,141 (earned \$2200) Checking \$19,288.

3. Dues: Morene

Steve received payment from 1 homeowner in the last month; 7 homeowners are still delinquent. 5 do not have an email; 2 have not paid in 2 years. Steve diligently sends a request every 10-12 days. It was suggested to knock on doors which is not practical at the moment given Steve's injury. Phone messaging or call is another option. Steve has had more difficulty this year in getting homeowners to respond.

4. Pond Aeration: Morene

Scott reported that Julie was out to mark the area; hopefully the electrician will be out soon. Morene reminded the board of the fish kill last year. Morene posed the question whether the pond should be restocked with fish once the aeration process is completed; the file shows a restock in 2010. The Board members suggested waiting until after Solitude does a water test in August.

5. New Home Owners: Mark

Mark has made an effort to reach out to 2 new homeowners on Parkdale and Cobblefield. Morene identified a new homeowner on Turnberry Drive who should be contacted.

6. Crime Report: George

No new incidents

7. Architectural Report: George

A homeowner was approved for fence installation.

8. Neighborhood Concerns: Morene

a). Morene sent a letter to a homeowner when they did not respond to a verbal request to make their post light visible for neighbor safety.

b). A homeowner suggested an addition to the by-laws: safety in placement of basketball hoops. They had an incident in the past whereby a neighbor's basketball caused some damage and safety issues.

Suggested Agenda for May Meeting: Morene

- a. Bylaws and Covenant review: Scott
- b. Bagworm Control: Staley and East pond for June
- c. Garage Sale: "Get ready signs" to be posted
- d. Flower Island: planting begins
- e. Real Estate Taxes: notice to be picked up at P.O. Box

Next meeting: Tuesday, May 6, 2025 at Scot Harden's 7 p.m.

Respectfully.

Morene Christman