

TURNBERRY RIDGE BOARD MEETING

March 4, 2026 at 7 pm

Location: 4118 Crail Rd., Champaign, IL

Present: Morene Christman, President
George Vargas, Vice President
Erik Johnson, Treasurer
Steve McDowell, Board member
Mark Athey, Board member

Absent: Scott Harden, Board member
Kiersten Alexander, Board member

The Board addressed the following agenda.

- 1). Treasurer Report: Eric
CD: \$55,334.08. Expenses: \$281.70. Checking: \$17,080.87
- 2). Dues: Steve
Unpaid dues: He purchased a “past due stamp” for letters that go out to homeowners with unpaid dues. He continues to pursue payment from 7 delinquent homeowners. In the past, addresses were put on the website.
Contract: He received TCI sprinkler contract.
Increased dues for 2026-27: The dues have remained at \$165 for 10 years. The Board identified the need to increase dues to keep up with expenses and prepare for future expenses, such as rip rap. Recognizing that there may be homeowner objection, the Board discussed whether to consider increments vs. larger increase. The range suggested was \$200-\$275. Steve made a motion to approve an increase to \$240; Mark seconded the motion. The Board voted unanimously to accept the motion to increase the dues to \$240. Morene composed a letter to be sent with the March minutes and with the dues notice this summer, informing homeowners of the necessary dues increase. Scott added the neighboring subdivision dues and Erik identified the expense/budget which validated the increase. The Board reviewed and approved the letter.
- 3). Grounds: Morene
Landscaping will begin in April. The homeowners will be advised of onset. Erik will notify TCI to turn the water on May 1.
- 4). Architecture: George
No report
- 5). Communication: Morene
Directory: Scott is preparing updates
Minutes: Morene will ask Scott to include dues increase letter
- 6). Geese Control: Morene

Egg oiling

Jill Page attended training in February; Cherry Hills is offering a training this month. Homeowners will be notified of the following dates to oil eggs: March 14, 21, 28 and April 4, 11. Jill plans on speaking with Glenshire subdivision, encouraging them to also oil eggs. Morene has supplies and recording form. Some Board members will assist. Steve completed DNR requirements.

Dead Geese: The DNR was notified as well as Friends of Geese; the Board followed their instructions re: disposal. The DNR indicated bird flu, predators, and climate may have caused 5 dead birds. A homeowner reported a dead bird in her yard; the Board notified Jill Page who removed the bird. A homeowner sent an email expressing his concern that the geese population was a problem. He reported over 90 geese had migrated this winter to the West pond. He was reassured that the Board relied on direction from the DNR, National Wild Life and local Friends of Geese. It is not possible to limit the migrating birds, but we only had 4 residential birds after oiling last spring around the West pond. Unfortunately we missed a nest at the East pond. Glenshire and the townhouse division did not oil eggs last year.

7). Welcome committee: Mark

No new residents. He is aware of a home that is for sale.

8). Dumpster: Morene

Morene contacted the City who provides \$2000/year grant to be used by subdivisions. Turnberry would hire a company (previously Republic) and be responsible for any clean-up. We have a question of location of the dumpster.

Morene proposed combining a clean-up day with a dumpster, and ice cream social.

She will contact Mrs. Athey to assist with planing the event.

The meeting concluded at 8 p.m.

Respectfully,
Morene Christman