

TURNBERRY RIDGE HOMEOWNERS BOARD MEETING
July 7, 2026

Present: Morene Christman, President
George Vargas, Vice President
Erik Johnson, Treasurer
Kiersten Alexander, Secretary
Scott Harden, Board Member
Steve McDowell, Board Member

1. Treasurers report: Erik Johnson

- Erik reported that the CD reached maturity, he went to the bank and withdrew \$10,000 to transfer to the checking account to have a cushion to cover bills. He also put the remainder of the money into a new 11-month CD with a 4.0 interest rate.
- A detailed treasurer's report is below.

Turnberry Ridge HOA Treasurer's report for 2026 July

Certificate of Deposit account

value on 2026/06/02	\$55,858.01
matured on 2026/07/05	\$56,576.65
transferred \$10,000 to checking	\$46,576.65

3.9% APY, 11-mo. CD matures on 2027/06/05

Checking account

Starting balance at 2026/06/02:	\$4,582.59
transferred from CD	\$10,000.00
dues from three homeowners	\$720.00

Expenses

mowing	\$1,000.00
Ameren	\$291.33
water	\$240.03
garage sale ads and signs	\$155.46
shrubs for landscaping and paint for entrance	\$193.50
pond treatment	\$1,368.38

Total expenses	\$3,248.70
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Ending balance at 2026/07/07:	\$12,053.89
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Accounts total	\$58,630.54
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Money was transferred from the CD mostly to cover the landscaping work along Staley Road. Ludwig Brothers will be paid this month for the rest of the service. The greater mowing, water, and electricity expenses also factored into this decision.

2. Dues: Steve McDowell

- Two homeowners have outstanding dues for the 2025-26 year. Two homeowners are in the third year of delinquent HOA dues. The delinquent homeowners will have fees assessed at closing if/when they sell their homes.
- Steve continues to try and collect the dues from these homeowners.
- Steve will send out the bill for 2026-27 HOA dues in late July.
- Steve talked to a gentleman at the bank to find out about adding credit card payment on the Turnberry Ridge website. The service is available for a one-time \$495 fee plus an additional \$25 a month service charge. The person who would utilize this payment system would also incur an additional 3% fee when paying dues. Steve will do further research on this and decide on it later.

3. Grounds: Scott Harden

- Scott aerator filtration system is due for filter cleaning in July. The filter was replaced in April.
- The cattails in the main pond were sprayed by Aquatic Control.
- The Willows were sprayed at the east pond.
- Phil Smith reported that he found a tree with bag worms, he sprayed the tree.
- Park District was contacted about a pathway that has a lot of thistles and was overgrown. The district seems to have sprayed the area.
- Regarding the repaving of our streets that was targeted for late June: “the contractor has their notice to proceed but has yet to give an estimated start date”. The city will inform us when they have a start date from the contractor.

4. Crime report: George Vargas

- No new business.

5. Communication: Scott Harden

- No new business

6. Garage Sale: Morene Christman

- Morene reported that 11 homeowners participated in the garage sale this year. One of the signs blew away in a gust of strong wind and was lost.

7. Dumpster: Scott Harden

- Scott has proposed that a dumpster be rented for the weekend of September 25, 2026. Scott will coordinate for item dropoff times to avoid overfilling the dumpster. Additional information will be available at the annual meeting.

8. Welcome Committee:

- Scott is currently taking on this responsibility and contacting new homeowners.

9. Homeowner Concerns: Morene Christman

- A homeowner had a concern about a home that had auto parts all over their yard. Morene drove by and did not see anything, we will continue to keep an eye out for this.
- A homeowner was concerned that garbage bins are left out for extended periods of time. The bins/trash blow into the road and other people's yards. Section 15-19(c) of the Champaign municipal code states: "Trash containers for single and two-family dwellings, other than dumpsters which shall be regulated by paragraph (a) above, shall not be placed on the City right-of-way except during the following times: from 3:00 p.m. on the day preceding the day of scheduled garbage pick-up for said containers until 8:00 p.m. on the date of said scheduled pick-up." The board asks that homeowners follow this ordinance.
- A homeowner had a concern of an RV parked in a driveway for an extended period. Morene sent a letter to the homeowner reminding them of the HOA by laws pertaining to RV's and the homeowner complied immediately.
- There are homeowners concerned with numerous dogs in the neighborhood who are roaming freely and not on a leash. Per city ordinance all dogs should be on a leash and not walking freely around the neighborhood. Friendly reminder to keep all dogs on a leash.

10. Annual Meeting: Morene Christman

- August 6, 2026, at 7 p.m. at the Firestation on Windsor Road.
- We discussed the proposed agenda and will be sending out the finalized agenda with a list of board accomplishments to the homeowners before the meeting.

Next Meeting – Annual Meeting, August 6th