

Annual HOA Meeting Minutes

November 19, 2024

Welcome:

HOA President, Jason Higdon, welcomed the homeowners to the meeting and thanked everyone for attending or mailing in their proxy votes. Introduced other HOA Board Members:

Board Members:

- Jason Higdon
- Charles Brim
- Julie Duncan
- Melissa Petersen
- Justin Salrin
- Matt Grosskopf
- Kris Kline

Board Members Not in Attendance:

- Brandon Fehrman

Agenda:

Financial update:

- As of October 31st, there is a balance of \$185,263.17
 - There are currently 535 homes within the Grove Neighborhood
 - Monthly Financial statements are uploaded to the website each month where homeowners can review detail statements.
 - The HOA account maintains and grows a surplus of funds due to the Kickapoo access roads being the responsibility of the HOA homeowners. Not only do we pay for the access roads to be snow plowed and salted in the winter, if road repairs are needed (and eventually they will need to be)- the costs are the responsibility of the neighborhood. The current amount in the account would not cover the cost of the road repairs depending on what was needed
 - 2024HOA dues:
 - 506 homes paid their 2024 HOA dues and are up to date with dues
 - 16 homes owe their 2024 dues
 - 4 homes owe their 2023 and 2024 dues
 - 1 home owes their 2022, 2023 and 2024
 - Any homes that have outstanding balances will have the balance carried forward on their 2025 invoice.

2025 Budget:

Grove on Kickapoo Creek HOA		Budget- FY 2025	
			YTD
Revenue			
	2025 Dues Collection: Based on 535 Residents	\$	53,500.00
	<i>Interest Income: Operation Account</i>	\$	3,600.00
	Special Assessment(s)	\$	-
Net Collections		\$	57,100.00
Operating Expenses			
	Community Utilities	\$	6,000.00
	Community Grounds, Lawn Maintenance	\$	21,000.00
	Community Grounds, Snow Removal	\$	3,000.00
	Insurance	\$	2,400.00
	Community (Communications, PO Box, Storage Unit)	\$	4,000.00
	Legal Fees	\$	500.00
	Bank Service Charge	\$	-
	Total Operating Expenses	\$	36,900.00
Reserve Funding		\$	20,200.00

- Vendor comparison was conducted for landscaping, snow removal and irrigation maintenance. For the upcoming 2024 year; HOA will continue to use the following contractors:
 - Changing Seasons- landscaping/mowing
 - Irrigation- TCI companies
 - F&W- salt & snow removal

New Website:

- Grove on Kickapoo Creek Website has been updated and now working with a new company. The previous website was having numerous issues (spam, e-mails not coming through from the website form, not being able to post meeting minutes, etc).
- Same website just different look: [The Grove on Kickapoo Creek \(thegrovebloomington.com\)](http://thegrovebloomington.com)

***New* HOA Board Facebook page**

- To increase communication with Homeowners, the HOA Board has established a new Facebook page **“The Grove HOA- Bloomington”**
 - This page will be updates from on the Board regarding neighborhood news, community information, reminders. This page will be owned and maintained by the board members.



The Grove HOA - Bloomington

159 likes • 189 followers



Contact us

Following

Message

- The Facebook page **“Neighbors of the Grove on Kickapoo Creek”** will be community centric where neighbors can post questions, ask for recommendation, post lost/found pet and buy/sell. This face book page is owned and maintained by the neighborhood.



Neighbors of The Grove on Kickapoo Creek

- The Facebook page **“Grove on Kickapoo Creek Neighborhood”** was the previous Activities committee Facebook page and will be closed. If the activities committee starts back up, the Activities Committee could post on either site.



Grove on Kickapoo Creek Neighborhood

813 likes • 877 followers



Message

Liked

Search

HOA 2025 Dues Notification

- With the increase cost of mailing, it typically costs around \$850 - \$1,000 to mail HOA invoices, and meeting agendas. The HOA board is looking ways to reduce costs and utilize social media or e-mail.
- HOA dues will continue to be due April 30th each year.
 - 2025 HOA invoice will be posted on the Facebook page from January – February with a copy of the annual letter and the 2025 invoice with options on how to pay.
 - The first week of March, anyone that has not paid, the HOA board will mail out 2025 invoices and annual letters to homeowners that have not made a payment.
- In previous years, the HOA invoices have been mailed the first week in March with payments being due on April 30th- the due date will not change but the board would like to post earlier on social media to help reduce mailing costs.
- All payments will be due April 30, 2025.

Changes to Covenant Update

- In previous years, there has been numerous discussions regarding updating the covenant language to update different provisions (i.e., sheds)
- After reviewing the covenants with the Grove lawyer at Dunn Law office, the way the language reads are in order to change or update the Grove’s covenants all 535 homeowners would have to vote (100% participation). In addition, each builder that owns an empty lot gets two votes. Once 100% participation is obtained, the majority vote would determine if the language can be updated or not.
 - In last year’s meeting, the board only received approximately 10% participation for covenant changes (mailed in proxy votes and in person board meeting votes)
- Discussion:
 - Could look at going door to door to vote on how to update the covenant language
 - Would need to get all 535 homeowners and builders to vote on the verbiage on how to change the voting process within the covenant. The way the voting language is written is to protect the Grove subdivision from a small group of homeowners or the Board from updating the covenants to whatever they would like.
 - One homeowner is interested in going door to door to obtain votes on the ability to have sheds within the Grove.
 - In the 2023 Homeowner meeting, the proposed shed language was not approved (did not get 100% participation and there were concerns on how the proposed language was written)

Grass/Weed Concerns

- In the beginning of the season, Changing Seasons had an employee use the wrong weed killer which killed many parts of the grass. Changing Seasons has been working to recover the grass and has aerated and over seeded. We won’t know how that will help until Spring 2025. The Board continues to work with our Landscaping Vendor.

- Changing Seasons recently came in and cleaned up the weeds, debris and overgrown grass on the ditches at the entrance of the Grove off the County Roads (newer houses next to Benjamin school).
 - o Changing Seasons will mow these ditches once a month like the others to reduce overgrowth and to help with safety as many homeowners walk the county roads and if grass gets too tall, drivers cannot see over it).

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Water Sprinkler/Irrigation Issue

- TCI

Solicitation of new Board Members

- The HOA is looking for new Board Members. If interested, please reach out.
- HOA Board meets the 2nd Monday of each month at Caspers Brewing (off of Ireland Grove Road) at 6pm.
 - o Homeowners are welcome to attend.
 - o Next Board meeting is January 13th at 6pm. (no December meeting)
 - One person expressed interest and was invited to the January meeting.

Homeowner Discussion:

- **Connect Willow Creek and Staghorne sidewalks to roads**
- **Cityofblm.gov**
City of Bloomington-

Homeowner Discussion:

- **Question:** What is being done regarding the tall grass by the creek behind Finlen and Longfield?
 - o The grass by the creek behind the Longfield properties is maintained by the city of Bloomington. The City of Bloomington leaves this grass taller to help with vegetation, wildlife, etc. If concerned with too much overgrowth, homeowners or HOA can call city of Bloomington to determine if additional mowing can occur.
 - o The grass behind the Finlen properties should be maintained by the homeowners. When those lots were sold, the homeowner bought their lot and then the responsibility to maintain the area behind their lots (known as B Lots)
 - Finlen Homeowners that back up to the creek may not be aware that they need to maintain their B Lot area. HOA will send an additional notice in 2025 to ensure they maintain the lots.
- **Question:** What is being done regarding the creek erosion that is occurring behind Longfield since the Creek was moved with the new Finlen houses?
 - o HOA president, Jason Higdon, will come out to house behind Longfield. Homeowners expressed the following concerns:
 - Large drop from the end of the property to the creek when the creek was moved (4-foot steep drop off)

- Erosion- with heavy rains much of the dirt has been washed away and ends up at another homeowner's property. Needs more dirt added and the city needs to come look at.
- **Question:** Now that it is getting dark, how do we address the streetlights that are out?
 - Each homeowner can report streetlights being out to Cornbelt either by calling or e-mailing. Cornbelt will schedule a time to come replace the streetlight.
 - [Home - Corn Belt Energy](#)- Click "Contact Us" and fill out form.
 - Call 309-662-5330 during business hours
 - Monday – Friday 8:00am – 4:30pm
- **Question:** The sidewalk on Kickapoo Creek going into Finlen is designed poorly and there is a safety concern as there is a drop off into the creek?
 - Will connect with the City of Bloomington and the builders. Most likely the City of Bloomington designed. Can investigate building a railing (similar to bridge railing) for safety.
- **Question:** What is being done to address the cars that are speeding down Kickapoo Creek?
 - HOA had the speed limit monitored and unfortunately the city of Bloomington sets the speed limit. City of Bloomington did add in crosswalk lines at Longfield/Kickapoo Creek. HOA continues to work with City as many homeowners expressed safety concerns. Grove Homeowners need to continue drive safe (remind your teenage drivers) as there are many kids in our neighborhood.
 - HOA worked with builders prior to the houses being built on Finlen to ensure that the plan to continue with a 4-lane road on Kickapoo did not occur. The Grove Neighborhood did not want to maintain additional access roads or have a longer 4-lane road through our neighborhood.
- **Question:** On the original plans, there is supposed to be another park for the Grove neighborhood, is that still in the plans?
 - The land was sold back to the City of Bloomington. There is not an option to have that brought back to the community. It is now the sole responsibility of the City of Bloomington.

Question: How can the Grove address the high property taxes? How can we get the city to support our neighborhood more?

- A homeowner mentioned that the City of Bloomington held a meeting and was discussing raising taxes. The vote didn't pass to raise the tax rate, however more Grove homeowners should be attending this meeting as the Grove has one of the highest property taxes in Bloomington.
- The homeowner urged for homeowners to get involved as that is the only way we are going to address our higher property tax rates:
 - The City Council meets on the 2nd and 4th Mondays monthly at 6:00 PM in the Government Center Boardroom on the 4th Floor, 115 E. Washington St.
 - All meetings are open to the public and are ADA accessible.
- Homeowners expresses that The Grove Neighborhood is not supported by the City especially for how much we pay in property taxes.

- The Grove is represented by Kent Lee and homeowners can reach out directly to Kent to express their concerns. Kent's email address is
 - ward8@cityblm.org
- **Question:** Who is responsible for maintaining empty lots:
 - The builders who own the vacant lots are responsible to mow and maintain the lot until a house is build and sold.

Question: How can we connect the sidewalks to the county Road? The sidewalk does not connect to the road from Staghorne or Willow Creek and many homeowners use the county roads to walk on?

- Will contact the city of Bloomington to see if the sidewalks are supposed to be connected to the city Road and can also get a bid to determine how much it will cost to connect at least one sidewalk on Staghorne and one on Willow Creek.

Discussion: The previous Grove activity committee sunset in 2024 as there were no volunteers to lead this committee (Activities: egg hunt, organize garage sale, organize social gatherings, etc.). Still looking for someone to lead these efforts for our neighborhood

- **Need:** Need volunteers to lead this committee and bring ideas forward.
 - Please reach out to the Board if you are interested.

No other questions/issues were brought to the HOA Board's attention.

The meeting was called to adjourned.