

APPROVED by Board via Email vote – August 3, 2025

JULY 10, 2025 MEETING MINUTES  
SAWGRASS SUBDIVISION HOA  
BOARD MEETING

Call to Order & Welcome – In the absence of Board President & Vice President, Secretary Bonnie McGrew called the meeting to order at 6:30 pm. Those present were Secretary Bonnie McGrew, Treasurer Denise Forshier, Director Ron Kocher, Architectural Committee Chairman Lance McGrew and two residents.

President's Report – No President's report

Minutes from May 8, 2025 Meeting – Board Minutes from the May 8, 2025 meeting had been presented to the board prior to this meeting. Denise made the motion to accept the minutes as presented; Ron seconded; MOTION CARRIED.

Financial Report for May & June 2025 – Denise shared the financial reports for May and June. Ron made the motion to accept the reports, Denise seconded; MOTION CARRIED.

Architectural Committee – Lance reported an above ground pool, and several plastic sheds have appeared in the neighborhood and have been sent violation notices. Yard light violation fines were sent to lot owners with non-compliant lights after the initial 30-day notices. Seems to be that more requests for waiving the violation are being received. As stated in our Covenants, yard lights are to be working year-round, not just when we do the inspection. Violations are not waived after fines have been issued. Some routine requests have come in, being approved without issue. A Newsletter was sent this week reminding the HOA of the fence maintenance inspection. Inspections will be done and owners who have fences in disrepair will be sent notices of what needs to be corrected, but the violation process will not start until the summer of 2026.

Lakes/Commons Committee – Ron reported some ideas for helping the geese population with general maintenance needed on the ponds, such specific areas that need to be built up and rock put in to keep the geese from building nests. There is a rock "glue" that can be purchased to help the rocks from eroding from the sides of the ponds. After some discussion, it was determined that Ron will contact Tyson of Hidden Acres and start working at repairing these areas. Lance also reported that all the 'geese deterrent' lights that had been installed in the ponds in years past have been removed, except for the one on Lake 72. It is chained to an anchor with a very large chain that will need specialty equipment to remove. Discussed contacting Solitude to see if they would be able to help with something.

Old Business/projects – Update on drainage issues?

No report

New Business/projects – Community CLEAN UP DAY needed - Nothing new to report – Ed was going to try to find some volunteers to help and get a day set up.

Lance also asked on the status of getting the Small Grants from Neighborhood Services to help offset the cost of Commons improvements. Julia was working on this and there is no update at this time.

Announcements – September 11, 2025 next Board Meeting via TO BE DETERMINED (In person or ZOOM)

Next Garage Sale to be held Aug. 22<sup>nd</sup> & 23<sup>rd</sup> – in conjunction with Boulder Ridge, Timberline Valley North & South. Friday hours will be 1:00 pm to 7:00 pm; Saturday hours - 7:00 am to 1:00 pm. Cost of the ad in the News Gazette will be shared by all HOAs.

Work on Bradley Avenue will begin next week – July 14<sup>th</sup> or 15<sup>th</sup>.  
Below is excerpt from letter received by the Board

“The work will be accomplished in phases. The first phase will close Duncan Road on the north side of Bradley Ave. Duncan Road south of Bradley Avenue will remain open. Bradley Avenue will also remain open during this phase. Once that work is complete, Duncan Road will reopen, and Bradley Avenue will be closed on the west side of Duncan Road to Alpine Drive. The work will take approximately 10 weeks to complete. If you have any questions, please feel free to email me or call me at 217-841-9692.” Bill Holland – Project Manager – Bill.Holland@champaignil.gov

Adjourn meeting - Being no further business the meeting is adjourn at 6:54pm for Directors to convene in Closed Session.

Respectfully submitted  
Bonnie McGrew  
Sawgrass HOA Secretary  
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