

Summary of HOA Annual Meeting

Held January 21st, 2026 6:30pm at the Mahomet Public Library, Edgar Room

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Introductions & Agenda

- Opened **annual HOA meeting**; **Trent** introduced himself as **HOA president**.
- Other board introductions: **Paul Gibbs** — treasurer; **Erik Coleman** — secretary; **Jeff Reick** — pond committee chair; **Joe Cultra** — aquatics; **Robert Kouzmanoff** — at large. **Michelle Brownfield** – at large.
- New **Aquatics / Chief of Ponds** position created.

Treasurer's Report / Financials

- Started the year with around **\$30,000** and ended with over **\$35,000** available.
- Mowing cost totaled **\$6,000** last year (≈\$250 per visit, 4–5 visits in summer).
- Pond-related costs exceeded **\$5,000** last year; contracted pond management cost ≈\$626 per visit for chemicals, cleanup, testing; additional electricity and fountain maintenance costs applied.
- Other recurring expenses included insurance ≈\$1,000/yr and signage electricity base cost **\$40/mo**.
- Online HOA dues payment portal setup on the current huntersridge-hoa.com website, cost ≈\$600; current incoming dues payment mix ≈**2/3** coming in as checks and **1/3** paid via portal, with expected increase in portal use.
- Draft budget set at **\$16,000**; expected dues >**\$20,000** this year, providing a cushion to build reserves or pursue investments.
- Board noted availability of reserves and investment funds and invited questions on spending or investment options.

Secure Storage (IDPH) Presentation

- Champaign County operates an Illinois Department of Public Health grant pilot for secure firearm storage. More information is at <https://www.champaigncountygunsafety.org/>

Shawna DeLauder from IDPH presented to the audience the need for gun safety, statistics on gun deaths from suicide, or underage access.

- Biometric safes are being distributed at no charge to Champaign County residents/employees; features include **up to 10 fingerprints**, numeric code, backup key, and **~2-second** access; includes cable for vehicle security.
- January state amendment expanded safe-at-home applicability from under **14** to under **18** and reduced stolen-firearm reporting to **48 hours** (previously 72); fines fund mental health services.
- For those not present, program signup is via <https://champaigncountygunsafety.org>; waiting list is up to **318**; monthly distribution events at Champaign library and regional outreach locations.

Park Committee & Playground Discussion

- Park committee showed a few visuals of available designs, estimated total playground cost near **\$30,000** for the selected design.
- Motion approved to allocate up to **\$2,500** from HOA funds for an engineering/consultant site assessment and recommendations.
- Two site options considered: back-corner lot allows room for expansion.
- Smaller site near mailboxes is more central but space-limited with a poor elevation and may require a one-time, complete installation.
- Major constraints included grading, drainage/retention-pond status, permitting, concrete footings, and village approvals; grading alone could consume the entire budget.
- Accessibility, liability, insurance, and ongoing maintenance were primary concerns: ADA compliance required; current liability insurance (for the ponds) is about **\$1,000** annually; playground insurance/maintenance could increase to **\$5,000–\$10,000** per year.
- Cost-reduction and funding options discussed: phased multi-year build, volunteer/Eagle Scout projects, cheaper wooden equipment, consultant-identified grants or village contribution, special assessment or loan; equipment life expectancy **~30 years** with vandalism/parts-obsolescence risk.

Ponds, Pumps & Maintenance

- Jeff Reick manages pond maintenance and provided the updates.
- Contractor handles chemicals/weed control and visits **2–3 times/year**.

- Routine pump maintenance occurs about **twice/year** (mid-year and year-end): remove muck, pressure-wash, and keep pumps functional.
- West pond experienced muskrat damage chewing electrical cables; one pump is out of commission; previously replaced **3 years ago**.
- Estimated repair costs: cord replacement **\$140**, base cost **\$150**, shipping **\$100**, total **≈ \$400**; requested HOA budget **\$500** for repairs/maintenance.
- New pump replacement baseline **\$1,500** (range up to **\$10,000**); spare parts available but electrical repairs require specialist service.
- Muskrat mitigation plan: fill and re-dirt burrows (estimated rock bags **\$130**), obtain removal permit, and address city-limit regulatory constraints; burrowing causes bank erosion and drainage issues via nearby ditches/culverts.
- Pumps draw from the top **18 inches** of water and provide aeration, cooling, fish habitat support, and aesthetic value.

Landscaping Updates

- Installed a new light at the **Churchill Rd entrance sign** and trimmed/cut overhanging branches for safety.
- Planned installation of a **solar light post** on the opposite side to improve illumination on the west sidewalk.
- Landscaping company handles routine maintenance for those common area grounds.
- Neighbor nuisances such as poorly-kept landscaping fall under covenants and require resident-to-resident contact and documented, consistent patterns before HOA takes action.

Website Improvements

- Added a payments tab at **huntersridge-hoa.com** with a **Pay dues / Pay online now** button.
- Credit card payments incur a **3% processing fee**; bill pay or check remain available.
- Website facelift and provider change are under consideration but costs have increased; feedback is always welcome.

HOA Covenants

- HOA permits front-yard entrance lights only; no street lights.
- Residents must keep entrance lights operational and replace bulbs or faulty photo sensors.

- Trent said he repaired about **5** photo sensors, purchased online.
- Covenant requires **off-street parking** for all household vehicles; do not block sidewalks, driveways, or access.
- Primary reason for the parking covenant is **safety** and emergency-vehicle access.
- Frequent complaints: excessive street parking and households exceeding driveway capacity (e.g., five cars).
- HOA should offer leniency and assistance and encourage neighbor-to-neighbor conversations before enforcement.

Board Election / Roles

- Elected **one** new HOA officer, Jeffrey Reick, to replace Jordan Rock, who was stepping down. Jeff has already been active with the pond maintenance so this was a logical fit.
- Rest of slate remained intact and was unanimously approved by those in attendance.

Action Items

- **Coordinate park assessment** (Trent Shumway) Hire/coordinate an engineering firm or consultant to inspect the designated park site, produce a site assessment (permits/grading/access/ADA issues) and cost estimate; use up to the approved \$2,500 HOA allocation and report findings back to the board.
- **Contact playground vendor & get bids** (Joe Cultra) Reach out to Jack Smart (Little Hands & Hands) and other playground/build vendors to gather quotes, consultant referrals, and practical site advice; provide initial estimates and vendor feedback to the park committee.
- **Pond pump repair & mitigation** (Jeff Reick) Arrange shipping/repair for the malfunctioning pond pump (ship next week) and implement immediate muskrat/pest mitigation and hole-filling at ponds; proceed with small maintenance spending (approximately \$400–\$500) to restore pump function and shore stability.
- **Communications to Facebook** (Trent Shumway) Post ongoing updates about park progress, pond maintenance, and covenants reminders to the HOA Facebook page; hold and distribute biometric lockboxes to residents who request them and log distribution.