



Annual Report - 2024

Robeson Meadows Homeowners' Association

Board of Directors

14 January 2025

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What Does the Association Do?

The Robeson Meadows Homeowners' Association is responsible for:

- caring for the common property and easements in the neighborhood, and
- helping the 270 lot owners maintain our common covenants relative to fences, paint colors, outbuildings, etc.

The Association does not enforce any city codes, municipal ordinances, nor settle interpersonal disputes between residents of the neighborhood.



The Board of Directors

2024 Board of Directors

Brynnen Owen (President and Architecture Committee)
Estela Canga (Vice President and Architecture Committee)
Matthew Thomas (Treasurer and Recruiting Committee)
Marcelo Garcia (Maintenance Committee - Lakes)
Maggie Dougherty-Roberts (Maintenance Committee - Trees)
Japhia Ramkumar (Maintenance Committee - Grounds)
Peggy Charney (Secretary and Recruiting Committee)
Hannah Yasunaga (Communications Committee)
Joe Sciacca (Communications Committee)
Tim Offenstein (Architecture Committee)



2024 Highlights

Dues Increase - January 2024

Responding to increased operating expenses for the maintenance of our amenities, and a need for significant repairs to our lake spillways and retaining walls, members approved the first increase in the “not-to-exceed” ceiling of the Annual Maintenance Assessment in over 20 years, to \$300 per year. The ceiling was last increased in 2003 from \$100 to \$200. The Board determines the actual assessment amount each year, not to exceed the ceiling.

Infrastructure Repairs - Lake Spillways and Retaining Walls

The Lakes Committee led by Marcelo Garcia successfully completed a major repair of our spillways and retaining walls, consulting with experts, researching and locating original construction diagrams for the spillways, working with city and CPD officials and vendors. This outreach led to a determination that some of the work (footpath repair on the pond) was on a Champaign Park District trail, and could be funded by them, resulting in a significant saving of \$8,900 to the Association for that portion of the project.

Financial Management

The one-time infrastructure repairs resulted in 2024 expenditures exceeding income by \$22,816, which was met by our operating reserve. The board will gradually rebuild the reserve to our target amount of 2X annual revenue. An adequate reserve enables the Association to meet non-routine maintenance needs without the need for a special assessment.

2024 Summary - Lakes and Grounds Maintenance Work

- Monitored the health of our lakes and treated for algae
- Mowed all the commons and right-of-way easements
- Maintained tree inventory
- Planted additional areas in the commons along both lakes and the creek
- Repaired lake and pond concrete spillways
- Rebuilt retaining wall section on lake
- Repaired damaged retaining wall on pond
- Approved the placement of fish structures to enhance the aquatic habitat of our lakes
- Participated in a U of I-funded research study, “Climate Change in Your Neighborhood” by Nicolas Ramkumar, to study the ecological and environmental effects in regions dominated by native flora versus conventional lawns. The study included soil microbiome and atmospheric analyses, biodiversity, and local air quality (PM2.5, PM10, VOCs)

2024 Summary - Administrative Work

- Issued closing letters to residents selling their home
- Set up a new website form to respond to requests
- Responded to requests for architectural modifications and covenant compliance
- Retained an attorney to guide us through dues rates and collection challenges
- Developed an online option for Proxy Card submission
- Researched options for online payment of annual assessments
- Researched procedure and placed a lien on a long-vacant property
- To maximize resources, invested a portion of reserves in high-interest CD
- Coordinated multiple social events

Looking Ahead to 2025

Expand the fish structure project

Plan for Phase II with placement of additional fish structures.

Investigate stormwater drainage issues

Several stormwater drains on our commons areas flood after heavy rains. Seek professional diagnosis of the cause to determine if repairs are needed to the drain tiles.

Board Development

Work to attract new leaders for board service and expand opportunities for community involvement.

Financial Management

Over the next several years, build the operating reserve to a target amount of 2X annual revenue.

Implement online payment option to pay assessments

Provide an option for residents to pay assessments by e-check and/or credit card.

Investigate installation of bridges over lake spillways

Investigate with the CPD the possible installation of bridges over the spillways on the lake and pond.

Develop a plan to gradually replace lost trees

We lost 2 trees during the past year, and replaced only 1. Work to find suitable locations for new trees where nearby residents are willing to help water them during the first 5 years.



Annual Meeting

The Annual Meeting will be 28 January 2025 at 7:00 PM.

We will be electing our 2025 board members.

We will be approving the 2025 budget.

We look forward to seeing you there!

The Robeson Meadows Homeowners' Association Board of Directors
board@robesonmeadowshoa.com