



Northwest

Property Management

www.nwpropertymanagement.net

**THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING/St. Charles Township Offices
Monday, August 17, 2026, at 7:00 P.M.**

AGENDA

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
- IV. FINANCIAL/MANAGEMENT REPORTS**
 - a. Financials**
 - b. CD Renewal/Value \$60,973.73 (Previously 8 month term @ 3.40%)**
 - 8 months @ 3.20% APY
 - 10 months @ 3.30% APY
 - 14 months @ 3.40% APY
 - c. Emergency Form Report**
 - d. Inspection Report**
- V. BUSINESS MEETING**
 - a. Landscape Committee Update**
 - b. Damico Sealcoating Rain Delays**
 - c. Benham Court Street Light Issue**
 - d. EMT Construction Porch Lights Proposal**
 - e. Spielman Plumbing Jetting Proposal**
 - f. Homeowner Concerns (212-214 Benham Court)**
 - g. Other**
- VI. OPEN MEETING TO HOMEOWNERS**
- VII. EXECUTIVE SESSION / RULES ADJUDICATION**
 - EOC/IOC Update
 - Rules & Regulations Update
- VIII. NEXT SCHEDULED MEETING**

Monday, September 21, 2026
- IX. ADJOURNMENT**

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
July 20th, 2026, 7:00pm

1. CALL TO ORDER

The meeting was called to order 7:01pm.

Those present were:

Mrs. Michelle Mercier Sash	Vice President
Ms. Gina Denando	Secretary
Mr. Brian Schumacher	Managing Agent
Ms. Debra Rankin	Director
Mrs. Aida Hostert	Director
Mr. Steve Bielunski	President

2. APPROVAL OF AGENDA

- a. Steve Bielunski makes a motion to approve. Aida Hostert seconds the motion and board unanimously approves.

3. HAIL CLAIM UPDATE/INSURANCE CLAIM

- a. Board to further review and gather questions before August meeting.

4. APPROVAL OF THE MINUTES

- a. Gina Denando makes a motion to approve. Michelle Mercier Sash seconds the motion and board unanimously approves.

5. FINANCIAL / MANAGEMENT REPORTS

- a. Operating Expenses: \$167,244.00
- b. Reserves: \$474,719.00
- c. Motion to approve financial report first by Michelle Mercier Sash, seconded by Aida Hostert. Board unanimously approves.
- d. Check approval first motion by Aida Hostert and seconded by Michelle Mercer Sash.

6. MAINTENANCE REPORT

- a. Landscaping Committee:
 - i. Board makes a motion to send a letter to homeowner that planted tree in front of building 13 (248 Benham Court). Request for homeowner to relocate on building grounds and that board approval is required.

7. BUSINESS MEETING

- a. Deb Rankin has advised she would like to step down as Treasure to Director. The treasure position will be occupied by Aida Hostert. Michelle Mercer Sash makes a motion to approve. Deb Rankin makes a second motion. The board unanimously approves.

8. NEW BUSINESS

- a. Not Just Grass Grub Control
 - b. Ratification of Not Just Grass Control/Mulch Proposal
9. OPEN TO HOMEOWNER
- a. Comments from homeowners regarding Building 13 Front Tree. Board addressed.
10. EXECUTIVE SESSION / RULES ADJUDICATION:

- a. Lea Minalga – Board has agreed to pay Mendel bill of \$975.00 via email. Board requests that a letter to be sent to all building 14 units notifying of the incident and reminding them of no wipes, no grease, and plumbing incident that has taken place.
 - b. Board to review ‘plumbing policies’ for rules and regulations revisions with recommended best practice.
 - c. Request for jetting quote for all buildings to be reviewed.
 - d. MULCH QUOTE – Requested to cancel mulch for 2026. \$2K backpay from NJG will be applied to future invoice on different work.
 - e. GRUB CONTROL – Board is aligned with move forward with curative treatment to be applied in August.
 - f. TREE REMOVAL/MAINTENANCE – Board unanimously agrees to move forward with tree removal and maintenance quote.
 - g. T-Mobile Fiber Installation – Board to request T-Mobile Fiber project status within the Timbers neighborhood to understand T-Mobile install capabilities.
 - h. Board requests that AT&T boxes be reviewed and maintained for safety purposes. Do the boxes need to be the neighborhood?
11. NEXT SCHEDULED MEETING
- a. August 17th 2026 at 7pm

12. ADJOURNMENT:
- The meeting was adjourned at 8:25 pm.

Respectfully Submitted:
Gina A. Denando, Board Secretary

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

St. Charles Township Offices

August 17th, 2026, 7:00pm

1. CALL TO ORDER

The meeting was called to order 7:00pm.

Those present were:

Mr. Brian Schumacher	Managing Agent
Mr. Andy Subject	Director
Ms. Debra Rankin	Director
Mrs. Aida Hostert	Director
Mr. Steve Bielunski	President

2. APPROVAL OF AGENDA

- a. Steve Bielunski makes a motion to approve agenda. Andy Subject seconds the motion. Board unanimously approves.

3. APPROVAL OF THE MINUTES

- a. Andy Subject made a motion to approve with Steve Bielunski seconding the motion. Board unanimously approves.

4. FINANCIAL / MANAGEMENT REPORTS

- a. Operating Expenses: \$176,645.42
- b. Reserves: \$450,051.16
- c. Aida Hostert makes a motion to approve financials. Steve Bielunski seconded the motion; board unanimously approves.

5. CD Renewal Value \$60,973.73(Previously 8-month term @ 3.40%)

- a. 8 months @ 3.20% APY. Andy Subject made a motion to approve, Steve Bielunski seconded the motion.
- b. 10 months @ 3.30% APY
- c. 14 months @ 3.40% APY

6. Emergency Form Report

- a. 11 were missing and two were turned in at the meeting.
 - i. Andy Subject made a motion to credit the \$50 fine to three residents. Brian will send a letter out informing our residents of the refund. Aida Hostert seconded the motion.

7. BUSINESS MEETING

- a. Landscape Committee Update: Nothing until fall
- b. Damico Sealcoating Rain Delays: Next attempt August 19th with a rain date of August 21st
- c. Benham Court Street Light Issue: Public works have been called to complete site visit and inspect.

- d. EMT Construction Porch Lights Proposal: Tabled
- e. Spielman Plumbing Jetting Proposal: Tabled
- f. Homeowners Concerns: Received bid for tree removal. Get quote for driveway patch. Brian to send follow up letter
- g. NJG to resubmit monthly bill to show \$2,000 credit.
- h. Cancellation of aeration and seeding. Andy Subject made a motion to cancel; Debra Rankin seconded the motion.
- i. Boy Scouts/trees: Brian spoke to them and we are waiting for a representative to review and get back to us.

8. NEW BUSINESS

- a. Two proposals submitted from Local Tree Service Removing trees behind buildings 1, 3, 4, 5, 7, 9 and 17. Andy Subject gave president the right to negotiate and approve contract up to \$16,300. Aida Hostert made a motion to approve; Andy Subject seconded the motion.
- b. Senate Bill 3527 into law (Public Act 104-0734 requiring Illinois community associations to adopt formal, written collection policies. The law takes effect on January 1, 2027. Brian, NW and attorney in process of drafting letter for Timbers Club. Attorney fee will be \$550.

9. OPEN TO HOMEOWNER

- a. Nobody came.

10. EXECUTIVE SESSION / RULES ADJUDICATION:

- a. EOC/IOC update: We should submit our questions by August 21st.
- b. Rules and Regulations update: Should have rough draft to the board for review next week. Would like to get to lawyer to review and have back for September meeting.

11. NEXT SCHEDULED MEETING

- a. September 21st, 2026, at 7pm

12. ADJOURNMENT:

The meeting was adjourned at 8:30 pm

Respectfully Submitted:

Steven J. Bielunski, Board President