



Northwest

Property Management

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THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING/St. Charles Township Offices
Monday, February 16, 2026, at 7:00 P.M.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. HAIL CLAIM UPDATE
- IV. APPROVAL OF MINUTES
- V. FINANCIAL/MANAGEMENT REPORTS (Page 1-24)
 - a. Inspection Report (Page 25-43)
- VI. BUSINESS MEETING
 - a. **Castle Painting Hallway Painting Proposal (Page 44-45)**
Buildings 1, 4, 5, 6, 10, 16 & 17
 - b. **Mulch, Aeration and Overseeding (Spring)**
In April, when weather permits, the landscape cleanup will take place first. Mulch can be spread at board's preference after cleanup in April or May.
Aeration & Overseeding will take place late April or May when temperatures are consistently over 50 degrees.
 - c. **Not Just Grass Damage to sidewalks from plow (Auburn/Benham Court)**
Andrew/Not Just Grass has been informed and accepts responsibility that the plow caused the chips. They are willing to patch the chipped concrete.
 - d. **Tree Trimming/Auburn Court Wooded Area**
(Scheduled either for the week of February 16th or 23rd)
 - e. **Tree Trimming for the Property**
 - f. **Building 5 and 14 driveway replacements (Page 46)**
(Proposals from Damico Paving and Midwest Sealcoat) (Bid Request in Progress)
 - g. **Snow Removal Companies/Bids for 2026-27 (Bid Request in Progress)**
 - h. **Sidewalk Replacements at (5) Buildings T entry (Andy)**
 - i. **Building 12 Home Depot/Check received (Page 47)**
 - j. **Mr. Natural marks on wall (Mr. Natural has been notified)**
 - k. **Master Keys (Delivering to Board at meeting)**
 - l. **Insurance Renewal (March Meeting)**
 - m. **Other**
- VII. OPEN MEETING TO HOMEOWNERS
- VIII. EXECUTIVE SESSION / RULES ADJUDICATION
 - a. **Rules and Regulations**
- IX. NEXT SCHEDULED MEETING
Monday, March 16, 2026
- X. ADJOURNMENT

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
January 19th, 2026, 7:00pm

1. CALL TO ORDER

The meeting was called to order at
Those present were:

| | |
|------------------------|----------------|
| Mrs. Michelle Fey Sash | Vice President |
| Ms. Gina Denando | Secretary |
| Mr. Brian Schumacher | Managing Agent |
| Mr. Steven Charles | Director |
| Mr. Steve Bielunski | President |

2. APPROVAL OF AGENDA

- a. Michelle Fey made a motion to approve and Steve Bielunski seconded the motion for approval. Board unanimously approved.

3. HAIL CLAIM UPDATE

- a. Insurance Adjuster advised that the next estimate should include all siding updates; but there is no guarantee. Total Estimate now totals \$943K but does not include any of the aluminum siding updates. The \$943K includes all roofs and vinyl siding buildings (all but 2).

4. APPROVAL OF THE MINUTES

- a. Annual Meeting Notes were approved by Gina Denando with a second by Michelle Fey Sash. Board unanimously approved.

5. FINANCIAL / MANAGEMENT REPORTS

- a. Total Assets: \$169,781.77.
- b. Total Reserves: \$478,955.69
- c. Motion to approve moving \$136K into a NEW ICS account to be FDIC protected. Motion made by Steven Charles and seconded by Michelle Fey Sash. Board unanimously approves.
- d. Motion made to approve latest financial statement by Gina Denando and seconded by Steven Charles. Board unanimously approves.

6. MAINTENANCE REPORT

- a. Glen Galis quote for \$28,800.00 for next phase of sidewalk project. Motion to approve by Michelle Fey Sash and seconded by Gina Denando. Board unanimously approves.
- b. Andy Subject will provide (5) building numbers 'T' entry sidewalks for additional quote from Glen Galis – this project to be completed at the same time as next phase of sidewalk project. Building 8 Stoop to be reviewed for resurfacing as well.
- c. EMT Construction Quote for \$780.00 trim repair due to delivery repair. Board agrees to hold on EMT quote and repair based on hail claim update. Deb Rankin to provide updates from her insurance claim with delivery.

- d. Castle Painting Quote to be signed. Steve B to confirm final building numbers for the (7) approved buildings. Painting will be delayed until March.
 - i. Motion to approve by Steven Charles and seconded by Michelle Fey Sash. Board unanimously approves.
- e. Snow Removal:
 - i. Board aligns that Brian discuss poor performance and services from Not Just Grass thus far through winter.
 - ii. Request to re-review 'inches of snow clause' with NJG when there are multiple systems throughout the week, under 2" inches each, culminating to 3"+ inches of snow for plow services.
 - iii. NJG Grass – Snow Removal damage addressed on Benham Court and Auburn Court. Grass damage also occurred on Timbers and Millington Way.
 - iv. REQUEST: Brian to quote Snow Removal 26/27 through multiple service providers – for zero tolerance services and through previous provider (Yellowstone/Acres).
- 7. BUSINESS MEETING
 - a. Rules and Regulations are under review and revision. Goal is to be completed for lawyer review by mid-year 2026.
 - b. Goal will be to approve and distribute NEW Rules & Regulations to homeowners form 2027 distribution.
 - c. INVOICE APPROVALS – System needs to be updated with Steve Bielunski, Michelle Fey Sash & Deb Rankin. Gina Denando to be removed from Invoice Approval.
- 8. NEW BUSINESS
 - a. Board makes a motion to request an additional plow service on Wednesday, 1/21 on a Time & Material basis if the next snow system is under 1.5" inches. IF snow system is over 3", this should be covered under our existing program.
- 9. OPEN TO HOMEOWNER
 - a. Homeowner requested Building 8 Stoop be looked at for resurfacing.
- 10. EXECUTIVE SESSION / RULES ADJUDICATION:
- 11. NEXT SCHEDULED MEETING
 - a. February 16th 2026 at 7pm.

12. ADJOURNMENT

The meeting was adjourned at 8:12pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
February 16th, 2026, 7:00pm

1. CALL TO ORDER

The meeting was called to order at 7:07pm

Those present were:

| | |
|------------------------|----------------|
| Mrs. Michelle Fey Sash | Vice President |
| Ms. Gina Denando | Secretary |
| Mr. Brian Schumacher | Managing Agent |
| Mr. Andy Subject | Director |
| Ms. Debra Rankin | Director |
| Mr. Steve Bielunski | President |

2. APPROVAL OF AGENDA

- a. Steve Bielunski approved with a secondary approval by Michelle Fey Sash.

3. HAIL CLAIM UPDATE

- a. No update. Insurance adjuster is still negotiating with Travelers Insurance.

4. APPROVAL OF THE MINUTES

- a. Steve Bielunski approved with the minutes with a secondary approval by Gina Denando.

5. FINANCIAL / MANAGEMENT REPORTS

- a. Operating: \$166,861.57
b. Reserve: \$483,856.45

6. MAINTENANCE REPORT

- a. Gina Denando makes a motion to approve latest checks. Debra Rankin made a second motion to approve.
b. Steve Bielunski makes a motion to

7. BUSINESS MEETING

- a. Steve Bielunski makes a motion to approve financials. Gina Denando seconds the motion to approve.

8. NEW BUSINESS

- a. Review of garage aprons – as many of them are not in good condition. Board to review with Glen Galis for recommended provider. Building 16 & Building 6.
b. Lobby Painting quote – request to schedule for the week for the week of April 6th once temperatures are higher.
c. Request for Deb to resend tree trimming to Brian for quotation process for large tree cleanup behind buildings 3, 4 & 7.
d. Request for all building & court seal-coating. Quote MUST include (3) separate project rounds:
i. Benham Court Driveways + Court
ii. Auburn Court Driveways + Court
iii. Millington Way Driveways

- e. Hold on Buildings 5 & 14 NEW driveway quote at \$12.5K – to be re-reviewed in Spring 2027.
 - f. T Sidewalk Buildings – Request for Concrete Quote from Glen Galis. The board has determined, 5, 2, 17, 19, 14
9. OPEN TO HOMEOWNER
- a. Request for email/text when service providers are reaching out for general building maintenance.
 - b. Aida of 228 Benham Court inquired about board position. Andy Subject motions for Aida to join the board. Debra Ranking seconds the motion and the board unanimously approves.
10. EXECUTIVE SESSION / RULES ADJUDICATION:
- a. Adjourned at 7:58pm
 - b. Board further discussed dissatisfaction with Not Just Grass and overall services.
 - c. Request for lawyer quote for Rules & Regulations review once board has completed revisions.
 - d. Board requested Welcome Packet from Northwest Management for board to further review and recommend revisions.
11. NEXT SCHEDULED MEETING
- a. March 16th 2026 at 7pm.

12. ADJOURNMENT::

The meeting was adjourned at 8:21pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary