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THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING/St. Charles Township Offices
Monday, May 18, 2026, at 7:00 P.M.

AGENDA

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. FINANCIAL/MANAGEMENT REPORTS (Page 1-24)
- **a. Emergency Form** (Updates in Progress)
- **b. Inspection Report** (Handout Pages 1-35)

V. BUSINESS MEETING
- **a. Landscape Committee Update**
- **b. Not Just Grass Sidewalk Reimbursement**
  - **Steve B. to update after conversation with Andrew**
- **c. Not Just Grass Revised Mulch Proposal**
- **d. Glen Galis Concrete Scheduled to start week of May 26, 2026**
- **e. Fire Alarm System**
- **f. Other**

VI. OPEN MEETING TO HOMEOWNERS

VII. EXECUTIVE SESSION / RULES ADJUDICATION
- Proposed letter to homeowners (Fine Structure)
- EOC/IOC Update

VIII. NEXT SCHEDULED MEETING
Monday, June 15, 2026

IX. ADJOURNMENT

429 North Kirk Road, Suite 100, Geneva, IL 60134 630-402-6558 Fax: 630-402-0056

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

1. CALL TO ORDER
   The meeting was called to order 7:03pm.
   Those present were:

Mrs. Michelle Mercier Sash	Vice President
Ms. Gina Denando	Secretary
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. Michelle Mercier Sash seconds the motion. Board unanimously approves.
3. HAIL CLAIM UPDATE
4. APPROVAL OF THE MINUTES
   a. Steve Bielunski made a motion to approve with Steve Charles seconding the motion. Board unanimously approves.
5. FINANCIAL / MANAGEMENT REPORTS
   a. Operating Expenses: $178,048.16
   b. Reserves: $495,624.38
   c. Gina Denando makes a motion to approve financials. Michelle Mercier Sash seconded the motion; board unanimously approves.
6. MAINTENANCE REPORT
   a. Letter to Residents based on April Walkthrough: Board requests that the letter be re-written with fine schedules that align with Rules & Regulations. Please also add 'PLEASE TAKE NOTICE'. Board approves to send out once edited.
   b. Request to review the base of each stairwell/egress by building and assess action plan by building. Plan to review during next walkaround.
   c. Landscape Committee:
      i. REQUEST:
         1. Updated Quote from NJG **without** mulching tree rings. To be reviewed
         2. Aeration & Seeding from 2025 – Brian to review invoice form 2025.
      ii. TO BE REVIEWED IN FALL:
         1. Request to eliminate tree rings completely on the property through aeration and seeding.

2. Request to re-review edging and bed sizes.
3. Incremental opportunities for landscaping improvements through power washing, water access & trimming.

d. Not Just Grass: Reimbursement Update –
   i. Justification for $4K was based on per-square cost of sidewalks. Follow up meeting with Andrew from Not Just Grass to be set.

7. BUSINESS MEETING
   a. Hail Claim Update:
      i. There is complete breakdown of costs to either pursue or rescind as a Board from the Hail Claim. Board is set to review and further discuss.
8. NEW BUSINESS
9. OPEN TO HOMEOWNER
   a. Michelle Mercier Sash: Request for architectural request for updates to basement windows. Gina Denando made a motion to approve and Deb Rankin seconded the motion. Board unanimously approved.
10. EXECUTIVE SESSION / RULES ADJUDICATION:
11. NEXT SCHEDULED MEETING
    a. May 18th 2026 at 7pm

12. ADJOURNMENT:
The meeting was adjourned at 8:18pm

Respectfully Submitted:
Gina A. Denando, Board Secretary

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
May 18, 2026

I. CALL TO ORDER
The meeting was called to order at 7:00pm
Those present were:

Mr.Steve Bielunski	President
Ms. Michelle Mercier-Sash	Vice-President
Ms. Debra Rankin	Treasurer
Mr. Steven Charles	Director
Mrs. Aida Hostert	Director
Mr. Andy Subject	Director
Mr. Brian Schumacher	Managing Agent

II. APPROVAL OF AGENDA
Michelle M-S - Made the first motion. Steven C.- 2nd, All approved, Motion carried.

III. APPROVAL OF THE MINUTES:
Steve B. made 1st motion to approve the minutes from the April meeting. Michelle M-S. 2nd . All approved. Motion carried.

IV. FINANCIAL / MANAGEMENT REPORTS

a. Brian presented the Financials for April, 2026
   - Question about 2 invoices from NWM regarding Administrative costs- most consist of printing fees.
   - Mentioned that landscaping costs are increasing due to fuel surcharge. We were charged an additonal $123.65 in April. This may continue throughout the summer.

Steve B- Made 1st motion to approve Financials Michelle S. - 2nd. All approved Motion carried.

b. Management Reports;
   i. Emergency Form- NWM had received about half of the forms from current Homeowners/residents. NWM continues to follow up with homeowners/residents by mail and/or telephone messages. It was brought up that we do have a fine structure in place for Emergency Form returns. Brian did not feel that this was needed at this time. He just wants the information.
   ii. Inspection Report- (see pages 31-45 of Board Packet)
   - Building 17- Dead Pine tree- Will add to tree removal job after Spring Walk Around.

- HO @ 106 Millington is concerned about crack at end of the garage. Brian spoke with HO to that the foundation is structurally sound. HO satisfied. Additionally, there are many garages that have cracks at end of the garage foundation. This is not an easy issue to fix- patchwork is not feasible. Michelle mentioned a material that a neighbor used that seems to fill cracks well. Michelle will inquire.
- Building 15- Damaged garage coach light - Repair will be ordered.
- Steel edging at Building 10 - There are several areas where metal edging is still in beds (mostly hidden) Will determine where metal edging will need removal during Sprin Walk Around. Will ask NJG to remove- should not have to pay additional cost?
- Building 9 - sidewalk settlement- Brian will get a quote to mudjack the sidewalk to repair.
- Building 1- 207 Auburn- Trash can left outside. Discussed fininf verses warning. Another resident also left outside. If one gets a warning, the other should as well. Decided on Warning for both.

V. BUSINESS

a. Landscape Update/Committee

- Michelle M-S reviewed current Landscape goals for summer, keeping in mind current budget concerns

- Landscape Committee to continue to clean out property garden beds that are overgrown and move plants around property to fill in as needed. Limited cost.
- There are many trees on the property that are either dead, need thinning or trimming, and stumps ground. Will determine after the Spring Property Walk
- Spring Walk Around scheduled for Thursday, June 4 20206 at 10:00 am.
- Discussion about the 9 trees planted by the City. Discussion insured to leave in or ask the City to remove. More information is needed to make a decision.

b. NJG Sidewalk Reinbursement Update-

- Steve B updated the discussion with Andrew M from NJG- Steve stated to Andrew that we do not want to commit to a contract for 2027 at this time. (Negotiation attempt from NJG regarding reimbursement cost requested from Board) The Board has been displeased with the quality of work over the past two years. Steve feels that we may not get any $ from NJG . Steve is still waiting for a return call from NJG.

c. NJG Revised Mulch Proposal-Much discussion about where to include mulch- only around building beds, no on all tree rings or no to only tree rings on parkway. One bed was done in Fall due to rock removal, does not need mulch, was not reflected in original quote . Building 14 need wall repair to hold mulch in place. Addtionally, the current proposal does not seem to include the trenching around beds. Decision to table Mulch Proposal until after Spring Walk Around on June 4 .Michelle M-S. made 1st motion to table Mulch Proposal. Steven C. 2nd. All approved. Motion carried.

d. Glen Galis Concerte Work Scheduled for week of May 26 ,2026. Homeowners that sidewalk project will affect were sent information and schedule of work. Also, included was parking options- There is parking availabl on Millington and parking space. NO parking will be tolerated in cul-de-sac. Fines will insue. Project will take place from Tuesday-Friday week op May 26,
e. Fire Alarm System - Brian contacted Assurant Alarm Systems for a quote for a new fire alarm system that will connect each building to the fire department. Discssusion aout the need for this took place. Aida suggested we speak to "Fire Marshall" about this issue. We may be "grandfathered in" . Brian will get quote and bring to June meeting for additional discussion.
f. NJG- First lawn apllication was only pre-emergent. Wanted to know when the Weed and Feed application will take place. Michelle M-S confirmed that we hace grubs in property lawn. Brian will get quote for grub application.

VIII. OPEN TO HOMEOWNERS- No Homeowners present.

IV. EXECUTIVE SESSION / RULES ADJUDICATION:

a. Reviewed letter from Dave Lockhart from IOC.
b. Board review letter to be sent to homeowners including fine structure. Additional, review needed.
c. Discussion about additional rules to be included in Rules and Regulations.

NEXT SCHEDULED MEETING,
June 15, 2026 @ 7:00pm

ADJOURNMENT
The meeting was adjourned at 8:32 pm

Minutes taken by Michelle Fey, Board Vice-President

Respectfully Submitted:
Gina A. Denando, Board Secretary