



Northwest

Property Management

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**THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
Monday, January 19, 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 1-33)**
 - a. Inspection Report (Page 34-49)**
- VI. BUSINESS MEETING**
 - a. Glen Galis Concrete Proposal (Page 50)**
 - b. EMT Construction Building 12 Proposal/Vendor Damage (Page 51)**
 - c. Castle Painting Hallway Painting Proposal (Page 52)**
 - d. Not Just Grass/Snow Extras (Page 54)**
 - e. Mulch, Aeration and Overseeding (Spring)**
Aeration will be done again in the spring with overseeding
 - f. Not Just Grass Damage to sidewalks from plow (Benham Court)**
Andrew/Not Just Grass Informed
 - g. Tree Trimming/Auburn Court Wooded Area (Not Just Grass Winter Project)**
 - h. Building 5 and 14 driveway replacements**
(Proposals from Damico Paving and Midwest Sealcoat Requested)
 - i. Snow Removal Companies/Bids for 2026-27**
 - j. Master Keys**
 - k. Fire Department Knox Box**
 - l. Rules and Regulations**
 - m. Invoice Approval**
 - n. Other**
- VII. OPEN MEETING TO HOMEOWNERS**
- VIII. EXECUTIVE SESSION / RULES ADJUDICATION**
- IX. NEXT SCHEDULED MEETING**
Monday, February 16, 2026
- X. ADJOURNMENT**

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
October 20th, 2025, 7:00pm

1. CALL TO ORDER

The meeting was called to order at
Those present were:

Mr. Tom Bosko	President
Mrs. Michelle Fey Sash	Treasurer
Ms. Gina Denando	Secretary
Mr. Brian Schumacher	Managing Agent
Mr. Steven Charles	Director
Mrs. Deborah Rankin	Director

2. APPROVAL OF AGENDA

a. First made by Michelle. Second motion made by Tom Bosko. Motion approved by all.

3. APPROVAL OF THE MINUTES

a. First made by Gina Denando. Second made by Michelle. Motion approved by all.

4. FINANCIAL / MANAGEMENT REPORTS

- a. Total Assets: \$170,755.14
- b. Total Reserve: \$461,076.78
- c. There are multiple CD's that expire in November 2025 and will need to be assessed for new CD assignment.
- d. First by Steve B. Second by Deb R. Motion approved by all.

5. MAINTENANCE REPORT

- a. Hail Claim Updates from Dave Lockhart, IOC Construction
- b. (10) Buildings are confirmed as a siding match for partial replacements. IOC will be reviewing physical samples and then advise if the siding is a true match
- c. Once confirmed, IOC will report back with complete recap of recommendations to the (10) partial siding replacements with recommendations for full siding
- d. (7) buildings have been confirmed that they do not have a complete siding match. No confirmation from ITEL on complete replacement.
- e. Next Steps – Need to review physical samples of the siding for immediate assessment of (7) buildings that require complete siding. Contingent on approval of ITEL report.
- f. Next Steps – Roof selections will need to be made once go-forward plan is clear for on building count of partial & complete siding replacements.
- g. Next Steps – Need final clarity on approved insurance claim for all above decisions and construction to be cleared for start.
- h. Next Steps – Final Swatch Selection on all approved construction for the entire neighborhood.

6. BUSINESS MEETING

- a. Request for (9) interior lobby repairs + (9) complete repainting. Requested that Brian provide (2) separate quotes so that we can utilize the \$4800 2025 interior budget and see if both projects can be completed. We will prioritize repairs first.
- b. Landscape Committee Update: Michelle provided a comprehensive recap of the landscaping updates made by the committee.
 - i. 2026 Objectives: Reduction of Tree Rings prior to mulching, Removal of unnecessary bushes + tree rings & mulch install after all removals & reductions are complete.

7. NEW BUSINESS

- a. EMT Construction Quote for \$2,990.00 Gutter Cleaning. First to approve by Gina Denando and second by Steve Bieuliski. Motion unanimously approved.
- b. Assurant Fire Protection:
 - i. Request for Brian to pull the 2024 Annual Inspection and identify the \$648 charge for 242-248 Benham repair.
 - ii. Motion to table the Assurant Fire Protection until November. 1st by Michelle. 2nd by Deb Rankin.
- c. Benham Court Asphalt Inquiry to City of St Charles:
 - i. Third Party legal advised that The Board should reach out via letter to the Public Works Division.
 - ii. Request for City to at least seal the patch after (2) different repairs within the past (6) month period due to city main water breaks.
- d. 2026 Budget Review:
 - i. First motion made by Michelle to approve. Second motion made by Tom Bosko to approve. 2026 Budget was unanimously approved and will go into effect 1-1-2026.

8. OPEN TO HOMEOWNER

- a. Frank Imhoff: Request for driveway patch once sidewalk is replaced on building 10 once sidewalk phase 3 is complete next year. 212 Benham Court, Building 10.
- b. Carloyn Parks: 226 Benham Court. Request for driveway repair once sidewalk is complete. Building lobby is also requested to be reviewed for interior lobby repair.
- c. Linda Schrock: Building 13 Lobby Re-Paint Request.
- d. Overall request from homeowners for new interior lobby house numbers. Board to review accordingly.

9. EXECUTIVE SESSION / RULES ADJUDICATION:

- a. Plans to further meeting at 11/17 Meeting.

10. NEXT SCHEDULED MEETING

- a. November 17th 2025 at 7pm.

11. ADJOURNMENT

The meeting was adjourned at 8:24pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary

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