



Northwest

Property Management

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**THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING/St. Charles Township Offices
Monday, September 21, 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 (Page 1-27)
 - b. CD was renewed for 8 months @3.20%
 - c. Emergency Form Report (Page 28-30)
 - d. Home Sales 2025/2026 (Page 31-32)
- V. OLD BUSINESS MEETING**
 - a. Landscape Committee Update
 - b. Damico Sealcoating Update
 - c. Benham Court Street Light Issue/City Public Works will be replacing
 - d. Boys Scouts/Trees
 - e. Fall Aeration & Overseeding/Cancelled
 - f. Ratification of Architectural Request/228 Benham Court (Page 33-36)
 - g. Tree Proposal Revisions
 - h. Other
- VI. NEW BUSINESS MEETING**
 - a. Midwest Asphalt Proposal: 214 Benham Court (Hand Out)
 - b. Other
- VII. OPEN MEETING TO HOMEOWNERS**
- VIII. EXECUTIVE SESSION / RULES ADJUDICATION**
 - 207 Auburn Court Collections Update (Page 37)
 - EOC/IOC Update
 - Rules & Regulations Update
 - 2027 Proposed Budget (Page 38)
- IX. NEXT SCHEDULED MEETING**

Monday, October 19, 2026
- X. ADJOURNMENT**

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

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
September 21, 2026

1. CALL TO ORDER

The meeting was called to order 7:00pm.

Those present were:

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 Charles makes a motion to approve. Aida Hostert seconds the motion.
Board unanimously approves.

3. HAIL CLAIM UPDATE/INSURANCE CLAIM

4. APPROVAL OF THE MINUTES

- a. Steve Bielunski makes a motion to approve. The board unanimously approves.

5. FINANCIAL / MANAGEMENT REPORTS

- a. Reserves: \$667,060.33
- b. Operating: \$180,084.60
- c. Board requests the \$78K move to the 9110-00 RSV Insurance Claim Contribution for ease of reference of all received funds from Travelers. These funds should be labeled Insurance Claims and not be totaled under reserves.
- d. Request for NWP to verify all payments made by Travelers Insurance to be confirmed
- e. Board requests the \$360 in credits be clarified under fines & violations.
- f. Steve Bielunski makes a motion to approve and Gina Denando seconds the motion. Board unanimously approves.

6. MAINTENANCE REPORT

- a. Damico Sealcoating – Discussion around sub-par finished work and supplies left all over the property for weeks.
- b. Tree Removal Quote – Final quote has been selected. Board has provided approved quote to Brian & NWP to pursue scheduling.

7. BUSINESS MEETING

- i. Resident Dalton Richey – past due balance is compounding should be addressed – as balance has been past due since October 2025.

8. NEW BUSINESS

- a. 228 Benham Court Driveway patch proposal – received at \$2.4K. Board does not approve this proposal. Aida Hostert motions to review in 2027. Steve Bielunski seconds the motion. Board unanimously approved the motion in 2027.
 - b. Gutter Cleaning - Board aligns to hold until October 2026 meeting. Steve Bielunski makes a motion to hold and Gina Denando seconded.
 - c. Mister Natural Cleaning Service Quote – Gina Denando makes a motion to approve and Aida Hostert seconds. Board unanimously approves.
9. OPEN TO HOMEOWNER
- a. Gina Denando – advised that 245 Auburn Court (entire building) may have a large spider infestation on exterior of building 15.
 - b. Deb Rankin makes reasonable accommodation request for van parking in driveway.
10. EXECUTIVE SESSION / RULES ADJUDICATION:
- a. IOC Update: Request for confirmation of soft metals replacements and partial replacements by building – so that board can finalize. Email sent to Brian with request of by-building breakout of approved scope of work.
 - b. Board will review Welcome Packet with edits and await updates on Rules & Regulations updates to review at October meeting.
 - c. Board aligns to increase resident assessment to 6.76%. Aida Hostert makes a motion and Gina Denando seconds the motion. Board unanimously agrees.
11. NEXT SCHEDULED MEETING
- a. October 19th 2026 at 7pm

12. ADJOURNMENT:

The meeting was adjourned at 8:53 pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary