



Northwest

Property Management

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**THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
Monday, May 19, 2025 at 7:00 P.M.**

AGENDA

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. HAIL CLAIM UPDATE/ECO SHIELD**
- IV. AB PRO PAINTING AND REMODELING/ABEL**
- V. APPROVAL OF MINUTES**
- VI. FINANCIAL/MANAGEMENT REPORTS (Page 1-29)**
 - a. Inspection Report (Page 30-46)**
- VII. OLD BUSINESS**
 - a. Sidewalk Replacements: Scheduled for week of May 27, 2025
Benham Court and Auburn Court**
 - b. Other**
- VIII. NEW BUSINESS**
 - a. Ab Pro Painting & Remodeling Downspout/Drain tile Proposal (Page 47-48)**
 - b. Schedule Landscape Inspection (Dates)**
 - c. Other**
- IX. OPEN MEETING TO HOMEOWNERS**
- X. EXECUTIVE SESSION / RULES ADJUDICATION**
- XI. NEXT SCHEDULED MEETING**

Monday, June 16, 2025
- XII. ADJOURNMENT**



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THE TIMBERS CLUB CONDOMINIUM ASSOCIATION MANAGEMENT REPORT MAY 2025

FINANCIALS

Attached are the financials for the month ending April 30, 2025

CASH / INVESTMENTS		
Cash	Enterprise Operating Checking	\$138,594.49
Cash	Enterprise Reserves Checking	\$81,791.46
TOTAL:		\$220,385.95

OTHER CURRENT ASSETS

Prepaid Insurance \$3,223.51

(4) CD's \$223,589.79

ACCOUNTS RECEIVABLE / PREPAID ASSESSMENTS

Your AR Report represents past due or delinquent assessments and your Prepaid Report represents assessment paid ahead.

Total past due assessments are \$2,030.03

Total Prepaid assessments are \$12,760.80

OPERATING EQUITY ACCOUNTS

All operating equity accounts represent funds out of operating that are earmarked for future projects and/or expenses and do not represent additional cash on hand. Funds may be utilized without effecting the current years' operating budget provided the funds are available in the operating cash accounts.

Total Operating Equity is \$136,152.53



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REPORTS

Attached for your review are the following reports:

- Inspection Report
- Correspondence
- Home Sales

Respectfully Submitted,

Brian Schumacher, CMCA
Community Association Manager
Northwest Property Management

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

St. Charles Township Offices

May 19th, 2025, 7:00pm

1. CALL TO ORDER

The meeting was called to order at 7:00pm.

Those present were:

Mr. Tom Bosko	President
Mr. Steven Bieluski	Vice President
Ms. Gina Denando	Secretary
Mr. Brian Schumacher	Managing Agent
Mr. Steven Charles	Director
Mrs. Deborah Rankin	Director

2. APPROVAL OF AGENDA

- a. Prior to the approval of the agenda, Insurance Adjuster + Construction Representative attended the meeting to discuss the Hail Claim Report:
 - i. \$680K (Estimated) in Approved Claims: Timbers Board requests a breakout by building of approved roofs, siding, etc. to review. Adjuster Representative advises that there should be additional details to approved claim within 30 days from the insurance company. Request for Insurance Adjuster (Emmanuel) and Construction Representative to attend June HOA Meeting.
- b. Abel also attended the meeting and spoke to the Board about (2) different solutions for down spouts. Board will further review once additional details on the hail claim are available.
- c. Agenda was then approved. A motion was made by Tom Bosko and seconded by Gina Denando. Motion unanimously approved.

3. APPROVAL OF THE MINUTES

- a. Minutes from the April 21st meeting: A motion was made by Tom Bosko to approve the minutes as presented, seconded by Steven Charles . Motion unanimously approved.

4. FINANCIAL / MANAGEMENT REPORTS

- a. The operating account reflects a total net worth of \$143,848.03 and the Reserve Account reflects a total net worth of \$362,792.95. A motion was made by Gina

Denando to approve the financials as presented, seconded by Tom Bosko. Motion unanimously approved.

- b. Checks/Invoice Approval: A motion was made to approve by Tom Bosko, seconded by Steve Bieluski.

5. MAINTENANCE REPORT

- a. N/A for May Meeting

6. BUSINESS MEETING

- a. Hail Claim Recap noted above.

7. NEW BUSINESS

- a. Board aligns to hold on AB Pro Quote until we have the insurance quote. Board preliminary agrees to approve regular downspouts at \$11K
- b. Board requests to schedule landscaping walkthrough with Michelle
- c. Landscaping beds with red reflectors are NOT to be touched by landscaping company – communication to be sent to via Website + Email

8. OPEN TO HOMEOWNER

- a. Homeowners & Board members requested that the lawn mowing company is mowing over and trimming over personal plant selections
- b. Homeowners complained about the burnt bushes caused by the Carpet Cleaning company. Brian will address with the carpet company for resolution.
- c. Steve Bieluski requested update on upper deck repairs + re-staining per the April board walkthrough.

9. EXECUTIVE SESSION / RULES ADJUDICATION:

- a. All open items for the board were discussed during the open session per the Board Meeting visitors + open discussion.

10. NEXT SCHEDULED MEETING

June 16th, 2025 at 7pm.

11. ADJOURNMENT

The meeting was adjourned at 8:30pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary