

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

St. Charles Township Offices

March 17th, 2024, 7:00pm

1. CALL TO ORDER

The meeting was called to order at 7:02pm.

Those present were:

Ms. Isie Barclay	President
Ms. Gina Denando	Secretary
Ms. Michelle Fey	Treasurer
Mr. Brian Schumacher	Managing Agent
Mr. Steven Bieluski	Director
Mr. Steven Charles	Director
Mr. Andrew Subject	Director

2. APPROVAL OF AGENDA

A motion was made by Michelle Fey to approve the agenda, seconded by Steve Charles. Motion unanimously approved.

3. APPROVAL OF THE MINUTES

Minutes from the February 17 2025 meeting: A motion was made by Gina Denando to approve the minutes as presented, seconded by Steven Bieluski. Motion unanimously approved.

4. FINANCIAL / MANAGEMENT REPORTS

The operating account reflects a total net worth of \$154,223.18 and the Reserve Account reflects a total net worth of \$353,456.93. A motion was made by Michelle Fey to approve the financials as presented, seconded by Isie Barclay. Motion unanimously approved.

5. MAINTENANCE REPORT

Brian presented the updates to the Hail Damage Report; Travelers Insurance has completed the report and Timbers Board is awaiting financial report to review.

6. BUSINESS MEETING

Not Just Grass quotations reviewed for Installation of topsoil alongside new sidewalks + Removal of rocks & replacement of mulch. A motion was made to approve the soil +

seed quotation by Michelle Fey. A second motion was made to approve by Gina Denando. A motion to approve the mulch was made by Isie Barclay. A second motion was made by Steve Bieluski.

7. NEW BUSINESS

- a. Accessible Parking Policies per the new Illinois state law was reviewed based on Timbers Board owning guest parking spots in each court. Board will review for addition to Rules & Regulations. A motion was made by Isie Barclay to approve. A second motion was by Michelle Fey. This was unanimously approved.
- b. Review of CAU Insurance Renewal. A motion was made by Andrew Subject to approve. A second motion was made by Isie Barclay and was unanimously approved.

8. OPEN TO HOMEOWNER

- a. Front door knob on 226 Benham Court needs to be reviewed, as homeowner advised that the door knob is loose.
- b. 229 Auburn Court Homeowner confirmed mice within her unit. Request to access Unit 231 to inspect for mice.
- c. Homeowner inquired about gutter work within the property

9. EXECUTIVE SESSION / RULES ADJUDICATION

Isie Barclay shared agenda regarding FY2025 Goals + Objectives + Tasks for the board to review.

10. NEXT SCHEDULED MEETING

April 21st, 2025 at 7pm.

11. ADJOURNMENT

The meeting was adjourned at 8:46pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary