



Northwest

Property Management

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**THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
Monday, August 18, 2025 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 1-23)**
 - a. CD Rates**
 - b. Barrington Bank/ 8 months @ 3.85% APY
10 months @ 3.75% APY**
 - c. Inspection Report (Hand Out)**
- VI. OLD BUSINESS**
 - a. Landscape Update/Landscape Committee**
 - b. Building 13 Driveway Replacements/August 20, 2025**
 - c. Other**
- VII. NEW BUSINESS**
 - a. Corporate National Communications Proposal/Building 14 (Page 24)**
 - b. Not Just Grass Snow Removal Proposal (Page 25)**
 - c. Painting of Interior Common Areas**
 - d. Other**
- VIII. OPEN MEETING TO HOMEOWNERS**
- IX. EXECUTIVE SESSION / RULES ADJUDICATION**
 - Rules and Regulations
- X. NEXT SCHEDULED MEETING**

Monday, September 15, 2025
- XI. ADJOURNMENT**



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THE TIMBERS CLUB CONDOMINIUM ASSOCIATION MANAGEMENT REPORT AUGUST 2025

FINANCIALS

Attached are the financials for the month ending July 31, 2025

CASH / INVESTMENTS		
Cash	Enterprise Operating Checking	\$124,446.63
Cash	Enterprise Reserves Checking	\$231,086.22
TOTAL:		\$355,532.85

OTHER CURRENT ASSETS

Prepaid Insurance \$2,435.62

(4) CD's \$224,681.53

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 \$411.69

Total Prepaid assessments are \$10,110.20

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

Respectfully Submitted,

Brian Schumacher, CMCA
Community Association Manager
Northwest Property Management

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

St. Charles Township Offices

August 18, 2025

1. CALL TO ORDER

The meeting was called to order at 7:00 pm

Those present were:

Mr. Tom Bosko	President
Ms. Michelle Fey	Treasurer
Mr. Steven Charles	Director
Steve Bielunski	Director
Andy Subject	Director
Mr. Brian Schumacher	Managing Agent

2. APPROVAL OF AGENDA

Motion made by Michelle Fey, 2nd Steven Charles. All Approved. Motion Carried

3. HAIL CLAIM UPDATE:

Discussion: Reviewed IOC Construction Aerial Roof Images. Reviewed Building numbers and addresses to match our own system. Reviewed topics from the IOC

walk-around regarding roof colors, venting, and flashing. IOC is sending renderings of the roof/siding to the Board for reference. IOC wants to proceed with roof construction, but Board is hesitant to proceed until all siding is approved by Travelers. No motion made at this time.

4. APPROVAL OF THE MINUTES:

Motion Made: Steven Bielunski 2nd : Tom Bosco
All approved. Motion Carried.

5. FINANCIAL / MANAGEMENT REPORTS

a. CD Rates: Barrington Bank:

Discussion: CD is due to renew on Sept. 6 . Discussed the best CD rates.

Motion made: Tom Bosco to accept CD rates of 8 months at 3.85% .2nd: Steven Charles . All Approved. Motion carried.

Motion made: Michelle Fey 2nd; Tom Bosco. All approved. Motion carried.

b. Inspection Report: Brian reviewed all inspection items and work orders on the report.

Discussion: Assurance (Fire alarm company) work is all complete except building 13 needs detector replacement, which is in progress. Question from the board about Fire Department link -up. Is it recommended? Do we need to do this? Brian will get a quote to see what it would cost to link with the fire department, if and when needed.

6. OLD BUSINESS

a. Landscape Update/Committee

Item 1: Brian reviewed all landscaping items in the Inspection report.

Steve B- Building 10 used red reflectors to indicate to landscapers to “not trim”, as requested. . However, bushes were trimmed. Brian will speak to Not Just Grass.

Not just Grass completed most items from the current work order. Still need to complete a few tree removal that need a different team due to size and location of trees.

Did not review Landscape Committee items.

b. Building 13 Driveway Replacement will take place 8/20/2025. Notice has been posted to homeowners.

7. NEW BUSINESS

a. Corporate National Communication Proposal for BLDG 14

Discussion: Intercom needs to be repaired. Prior invoice questioned. Brian will check, if completed . Motion made: Tom Bosco made a motion to approve \$800 to repair the intercom system in Building 14 2nd: Michelle Fey. All approved. Motion carried.

b. Not Just Grass Snow Removal Proposal

Discussion: See Proposal pg. 25-27 of August 2025 Board Packet. Not Just Grass is offering a 2-year contract, where the 2025-26 year will remain the same price as the 2024-25 year @\$30,000/year and the 2026-27 year will increase by only \$900 @ &30,900/year. Board members' only concern was that Not Just Grass need to be more detailed when removing snow on the property.

Motion made by Steven Charles to accept Not Just Grass Proposal for snow removal contract for 2025-2027 . 2nd: Steven Beilunski. All approved, Motion carried.

c. Painting of the Interior Common Area

Discussion. Some entrance lobbies are in need of touch-up painting or full paint job. Brian will contact Abel to touch up paint as needed. Brian will let the Board know if more work is needed for approval.No motion made.

d. Other- Benham Court Blacktop issue

Discussion: Steve B. and other residents of Benham Court question what can be done with repairing the black top after the two water main breaks that STC patched the street. Street is a mess. Can we get STC to blacktop the entire cul-de-sac? Brian will ask our legal advisor to inquire about this. No motion made.

8. OPEN TO HOMEOWNER

- a. Only one homeowner present. No requests or discussion

9. EXECUTIVE SESSION / RULES ADJUDICATION:

- Rules and Regulations

Discussion: All Board Members need access to the Rules and Regulations Document that the prior Board member began editing. Tom will send access to Michelle. Review will continue next meeting.

10. NEXT SCHEDULED MEETING,
SEPTEMBER 15, 2025 @ 7 PM

11. ADJOURNMENT

The meeting was adjourned at 8:04 pm

Minutes taken by Michelle Fey, Board Treasurer

Respectfully Submitted:

Gina A. Denando, Board Secretary