



Northwest

Property Management

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THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
Monday, February 20, 2023 at 7:00 P.M.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
- IV. FINANCIAL/MANAGEMENT REPORTS (Page 1)
 - a. Maintenance Report (Page 16)
 - b. Inspection Report (Page 17-19)
 - c. New CD Purchase/\$50,000 (Page 20)
- V. COMPLETED MAINTENANCE REPORT
 - a. Snow removal services and salting
 - b. 219 Auburn: Small clog repair
 - c. Building 9: Fascia repair
 - d. Building 5: Door lock repair
 - e. Building 8 and 13: Disconnected hoses
 - f. Building 7: 4x4 post
 - g. Salt buckets refilled
- VI. OLD BUSINESS
 - a. Kramer Tree/work scheduled for February 23, 2023, weather permitting
 - Black Cherry Tree along woods edge behind 239 Auburn
 - Removal of 2 Pine Trees
 - b. Other
- VII. NEW BUSINESS
 - a. Mr. Natural Carpet Cleaning Proposal (Page 21-22)
 - b. Approval of Checks
 - c. Other
- VIII. OPEN MEETING TO HOMEOWNERS
- IX. EXECUTIVE SESSION / RULES ADJUDICATION
- X. NEXT SCHEDULED MEETING
March 20, 2023
- XI. ADJOURNMENT

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

St. Charles Township Offices
January 15, 2023 @ 7:00pm

1. CALL TO ORDER

The meeting was called to order at 7:04pm.

Those present were:

Mr. Tom Bosko	President
Ms. Isie Barclay	Secretary
Ms. Michelle Fey	Treasurer
Mr. Brian Schumacher	Managing Agent
Mr. Robert Biddle	Director
Ms. Cindy Bravos	Director
Mr. Andrew Subject	Director

2. APPROVAL OF AGENDA

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

3. APPROVAL OF THE MINUTES

Minutes from the October 17, 2022 meeting: A motion was made by Robert to approve the minutes as presented, seconded by Cindy. Motion carried.

4. FINANCIAL / MANAGEMENT REPORTS

The operating account reflects a total net worth of \$151,261.82 and the Reserve Account reflects a total net worth of \$243,891.66 for year ending December 31, 2022. A motion was made by Andy with a second by Michelle to approve the financials as presented. Unanimously approved.

Approval of Checks: Cindy moved to approve checks with Robert seconding. The motion was carried.

5. MAINTENANCE REPORT

Continued problems with sewer backup in Building 3. Mike Mroz reports that he has obtained a photo of the pipeline which reveals no unusual obstruction. He will attend to

the scale buildup on the old copper pipping. The homeowners on that side of the condo have been not to flush any disposables down the drains.

Michelle reports a series of minor infractions during her frequent walks. Those requiring maintenance will be attended to.

6. BUSINESS MEETING

Old Business: None pending

New Business: The Board opted to take \$30,000 from Operating Cash and \$20,000 from Cash Reserve to invest in a CD. The motion was approved during the financials discussion.

7. OPEN TO HOMEOWNERS

None present

8. EXECUTIVE SESSION / RULES ADJUDICATION

Brian is working with our attorneys to address those homeowners who are in arrears with their Association dues.

9. NEXT SCHEDULED MEETING

February 19th, 2023 at 7pm.

10. ADJOURNMENT

The meeting was adjourned at 7:55 pm.

Respectfully Submitted:

Isabell Barclay, Board Secretary

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

St. Charles Township Offices

February 20, 2023 @ 7:00pm

1. CALL TO ORDER

The meeting was called to order at 7:04pm.

Those present were:

Mr. Tom Bosko President

Ms. Isie Barclay Secretary

Ms. Michelle Fey Treasurer

Mr. Brian Schumacher Managing Agent

Ms. Cindy Bravos Director

Mr. Andrew Subject Director

2. APPROVAL OF AGENDA

A motion was made by Cindy Bravos to approve the agenda, seconded by Michelle Fey.

Motion unanimously approved.

3. APPROVAL OF THE MINUTES

Minutes from the January 16th, 2022 meeting: A motion was made by Isie to approve the minutes as presented, seconded by Andy. Motion unanimously approved.

4. FINANCIAL / MANAGEMENT REPORTS

The operating account reflects a total net worth of \$148,534.70 and the Reserve Account reflects a total net worth of \$89,344.92. A motion was made by Cindy, second by Michelle to approve the financials as presented through January of 2022. Unanimously approved.

The Board approved the purchase of a new CD in the amount of \$50,000 at Wintrust Bank. It will mature in 11 months.

Approval of Checks: A motion was made by Cindy, second by Michelle to approve payment of checks as presented. Unanimously approved.

5. MAINTENANCE REPORT

Snow plowing during the recent snowfall went well, with our contractors salting the driveways beforehand to avoid the melting snow from icing over. This action was in consideration of the aging population as well as the safety for the community as a whole. Repairs identified in our January session were completed on Buildings 9, 5, 7, 8, and 13. The Board is projecting the probability of roofing two more buildings in the coming year.

6. BUSINESS MEETING

Old Business: Removal of the three dead trees will take place on February 23rd, weather permitting.

New Business: Carpet cleanings in the foyers is planned for this coming Spring. Cindy moved to approve the Mr. Natural contract with Scotchguard. Second by Isie, motion approved.

7. OPEN TO HOMEOWNERS

We have a request for one homeowner who wishes to install a stair-lift for her second floor unit, at her expense. The lift will be in compliance with ADA. She will be responsible for removal when she vacates the premises.

8. EXECUTIVE SESSION / RULES ADJUDICATION

9. NEXT SCHEDULED MEETING

March 20, 2022 at 7pm.

10. ADJOURNMENT

The meeting was adjourned at 7:50 pm.

Respectfully Submitted:

Isabell Barclay, Board Secretary