

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
June 16th, 2025, 7:00pm

1. CALL TO ORDER

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

Those present were:

Mr. Tom Bosko	President
Mrs. Michelle Fey Sash	Treasurer
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 and provided updated on status of claim with Travelers Insurance. The board requested a complete overview + with by-building detail.

3. APPROVAL OF THE MINUTES

- a. Minutes from the May Meetings were approved by Tom Bosko and seconded by Steve Charles. Motion unanimously approved.

4. FINANCIAL / MANAGEMENT REPORTS

- a. The operating account reflects a total net worth of \$152,779.41 and the Reserve Account reflects a total net worth of \$367,244.16. A motion was made by Michelle Fey Sash to approve the financials as presented, seconded by Gina Denando. Motion unanimously approved.
- b. Checks/Invoice Approval: A motion was made to approve by Tom Bosko and seconded by Gina Denando. Motion unanimously approved.

5. MAINTENANCE REPORT

- a. N/A for May Meeting

6. BUSINESS MEETING

- a. Hail Claim Recap noted above.
- b. New Sidewalks Phase II is now complete. Glen Galis work is now complete.
- c. Preliminary Discussion of Notice Cases for each communal mailbox
- d. Mr. Natural to review burnt bushes and advise on possible solution from carpet/lobby cleaning

7. NEW BUSINESS

- a. Board aligns to match the EcoShield approvals + Work Orders on a Property Map to assess upcoming construction work by building, covered by insurance claim and any remaining projects that the board needs to discuss.
- b. Landscape Walk Through, scheduled for June 25th

8. OPEN TO HOMEOWNER

- a. 212 Millington Way Owner, Building 7 – Leak from roof into common lobby + upper unit bathroom; Unit Owner has advised that shower/bathroom is now torn apart due to water damage in shower. Unit Owner has requested the HOA review the leak source and advise the board of required compensation to fix his bathroom. Brian advised that Abel will be out onsite on 6/17/25 to review the exterior source of leak.
 - i. Next Step: Unit Owner will report on damage & recovery costs for the bathroom affected.
- b. Building 8 Unit Owner, requested the concrete step be reviewed for minor repairs.
- c. Request for Driveway Quotation for 244 Benham Court, Building 13.

9. EXECUTIVE SESSION / RULES ADJUDICATION:

- a. Parking Violations during Auburn Court Sidewalk Construction:
 - i. Board aligns to issue \$75 fines. We will review homeowners who request a hearing on this matter at the next HOA Meeting.

10. NEXT SCHEDULED MEETING

July 14th, 2025 at 7pm.

11. ADJOURNMENT

The meeting was adjourned at 8:20pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary