



Northwest

Property Management

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**THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
Monday, January 15, 2024 at 7:00 P.M.**

AGENDA

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. AB PRO PAINTING & REMODELING/ABEL HERNANDEZ**
- IV. NOT JUST GRASS/SNOW REMOVAL SERVICES/TYLER MARYANSKI**
- V. APPROVAL OF MINUTES**
- VI. FINANCIAL/MANAGEMENT REPORTS (Page 1)**
 - (2) CD Renewals/New Rates (Page 20)
 - Inspection Report (Page 21-71)
- VII. COMPLETED MAINTENANCE REPORT**
 - a. Snow Removal Services
 - b. Building 17: Sewer Rodding
- VIII. OLD BUSINESS**
 - a. AAA Painting/Balcony work to be completed in the Spring
 - b. Other
- IX. NEW BUSINESS**
 - a. Building 15 & 16/Roofs-Tabor Roofing
 - b. Approval of Checks
 - c. Other
- X. OPEN MEETING TO HOMEOWNERS**
- XI. EXECUTIVE SESSION / RULES ADJUDICATION**
 - a. 215 Auburn/Lisa McCauley-Norris Violation
 - b. Rules and Regulations
- XII. NEXT SCHEDULED MEETING**

Monday, February 19, 2024
- XIII. ADJOURNMENT**

second bid before a decision is confirmed. Work will begin in the spring, along with our plan to complete roofing repairs on 2 buildings.

6. NEW BUSINESS

Christmas wreaths for the condos will be ordered from Boy scout Troop 80 at the same cost as last year. A motion was made by Isie Barclay, seconded by Michelle Fey. Unanimously approved.

The 2024 proposed budget was unanimously approved as presented. Homeowners' fees will not be increased. Motion by Steven Charles, seconded by Robert Biddle.

Management contract for our Managing Agent was approved. Contract reflects a monthly price increase of \$45.00. Motion by Isie Barclay, second by Michelle Fey.

Architectural contract for new windows for 203 Millington Way has been presented and was unanimously approved.

Approval of checks – Motion by Michelle Fey, second by Robert Biddle approved.

7. OPEN TO HOMEOWNERS

Spring Project – The association will coordinate with the Fire Department updating master keys in the lock boxes to permit access to the units in the event of an emergency. Homeowners can drop off keys at our March and April 2024 HOA meeting. Keys submitted by homeowners will be at their discretion.

Intercoms are not working in Buildings 11 and 13.

8. EXECUTIVE SESSION / RULES ADJUDICATION

[REDACTED]

Abel Hernandez has been recommended as a prospect for our maintenance needs. Brian Schumaker will contact him regarding a limited time position.

9. NEXT SCHEDULED MEETING

November 20, 2023 at 7pm. New Board members will be presented and approved. There will be no December meeting.

10. ADJOURNMENT

The meeting was adjourned at 805 pm.

Respectfully Submitted:
Isabell Barclay, Board Secretary

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THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

St. Charles Township Offices
October 16th, 2023 @ 7:00pm

1. CALL TO ORDER

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

Those present were:

Mr. Tom Bosko	President
Ms. Isie Barclay	Secretary
Ms. Michelle Fey	Treasurer
Mr. Brian Schumacher	Managing Agent
Mr. Robert Biddle	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 Steven Charles. Motion unanimously approved.

3. APPROVAL OF THE MINUTES

Minutes from the September 18th, 2023 meeting: A motion was made by Robert Biddle to approve the minutes as presented, seconded by Michelle Fey. Motion unanimously approved.

4. FINANCIAL / MANAGEMENT REPORTS

The operating account reflects a total net worth of \$141,295.11 and the Reserve Account reflects a total net worth of \$95,533.33. There is a \$7,000 increase in our liability insurance budget for the coming year. A motion was made by Isie Barclay, second by Michelle Fey to approve the financials as presented through September of 2023. Unanimously approved.

5. MAINTENANCE REPORT

There are a few more bushes which require trimming by Not Just Grass. The locations have been identified. Building 7 has a leaning tree that needs to be staked.

The following repairs are pending: Building 14 - weather stripping. Buildings 1, 4, 5, 10, - front foyer lock replacement. Building 8 - fascia repair. Building 12 - kick plate front foyer.

Old Business: Balcony repairs have been interrupted due to heavy rains. Brian Schumaker will check with AAA on a proposed finish date or whether the project will be put on hold until the spring. Homeowners will be notified of the decision.

Glen Gallis has submitted a bid for completion of sidewalk repairs on Benham Court and Auburn Court. The project will be spread over a 3-year period. The Board requires a

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
January 15, 2024 @ 7:00pm

- **CALL TO ORDER**

The meeting was called to order at 7:03pm.

Those present were:

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

- **APPROVAL OF AGENDA**

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

- **AB Pro Painting and Remodeling, Abel Hernandez**

Abel Hernandez was present at the request of the Board to present his company's General Maintenance capabilities, availability, estimated time frame and costs for future consideration.

- **APPROVAL OF THE MINUTES**

Minutes from the October 16, 2023 meeting: A motion was made by Steve Bielunski to approve the minutes as presented, seconded by Michelle Fey. Motion unanimously approved.

- **FINANCIAL / MANAGEMENT REPORTS**

The Board approved the renewal of 2 CDs on a motion from Andrew Subject, seconded by Cindy Bravos. The operating account reflects a total net worth of \$151,259.88 and the Reserve Account a total net worth of \$96,347.45. A motion was made to approve the financials through December 2023 by Cindy Bravos and seconded by Isie Barclay. Unanimously approved.

- MAINTENANCE REPORT

A snow removal inspection was conducted following the recent blizzard. Our contracted Not Just Grass did a fine job of quickly responding to the downfall, however, they fall short of their attention to detail, such as clearing snow drifts on the cul-de-sacs and salting the driveways and walkways. Brian Schumacher will report our recommendations to their management.

Building 3 required another sewer rodding. To keep our expenses within budget, only board approved plumbers should be utilized. Please consult with Brian Schumacher for approval.

- BUSINESS MEETING

Old Business:

AAA Painters will return in the Spring to correct balcony problems.

- NEW BUSINESS

Buildings 15 and 16 will be receiving new roofing during the coming year.

A motion was made by Isie Barclay, seconded by Michelle Fey to approve payment of checks. Unanimously approved.

- OPEN TO HOMEOWNERS

No homeowners present.

- EXECUTIVE SESSION / RULES ADJUDICATION

- NEXT SCHEDULED MEETING

February 19, 2024 at 7pm.

- ADJOURNMENT

The meeting was adjourned at 803pm.

Respectfully Submitted:

Isabell Barclay, Board Secretary