



Northwest

Property Management

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THE TIMBERS CLUB CONDOMINIUM ASSOCIATION

ANNUAL MEETING

St. Charles Township Offices

Monday, November 20, 2023 7:00 PM

AGENDA

- I. CALL TO ORDER**
- II. APPROVAL OF THE AGENDA**
- III. APPROVAL OF THE MINUTES**
- IV. FINANCIAL/MANAGEMENT REPORT (Page 1)**
- V. PRESIDENTS REPORT (Page 25)**
- VI. OPEN MEETING TO HOMEOWNERS**
- VII. BUSINESS MEETING**
 - a. Ratification of EMT Gutter Cleaning Proposal (Page 26)
 - b. AAA Painting Additional Wood Replacement Proposal (Page 30)
 - c. Other
- VIII. ELECTION OF BOARD MEMBERS**

2023 Expired Terms

Michelle Fey, Steven Charles and Robert Biddle

 - a. Confirmation of Quorum
 - b. Introduction of Candidates
 - c. Nominations from the Floor
 - d. Appointment of Election Judges
 - e. Voting and Casting of Ballots
 - f. Announcement of Election Results
- IX. EXECUTIVE SESSION**
 - a. Appointment of Officers
 - b. Other
- X. NEXT BOARD MEETING (Monday, January 15, 2024 at 7:00 PM)**
- XI. ADJOURNMENT**

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS ANNUAL MEETING
St. Charles Township Offices
November 20, 2023 @ 7:00pm

1. CALL TO ORDER

The meeting was called to order at 7:06pm.

Those present were:

Mr. Tom Bosko	President
Ms. Isie Barclay	Secretary
Ms. Michelle Fey	Treasurer
Mr. Brian Schumacher	Managing Agent
Mr. Steve Bielunski	Director (Newly Elected)
Mr. Robert Biddle	Director
Ms. Cindy Bravos	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 Isie Barclay. Motion unanimously approved.

3. APPROVAL OF THE MINUTES

Minutes from the October 16, 2023 meeting: A motion was made by Robert Biddle to approve the minutes, second by Michelle Fey. Unanimously approved.

4. FINANCIAL / MANAGEMENT REPORTS

The operating account reflects a total net worth of \$146,841.27 and the Reserve Account reflects a total net worth of \$93,417.01. Other current assets include 4 CDs amounting to \$182,660.42. Brian Schumacher gave an accounting of the annual Expenses as specified in his written report to the Board. A motion was made by Isie Barclay, second by Cindy Bravos to approve the financials as presented through November, 2023. Unanimously approved.

5. President's Report

President Tom Bosko reported on the many accomplishments successfully completed during the past calendar year. In addition to our usual contracted assignments for landscaping, snow removal, cleaning and maintenance, updates to the interior common areas of every building were completed. Driveways were seal-coated, the Auburn Court

Guest Parking was repaved and where needed sidewalk repairs were attended to. Improvements to the Detention Area were also addressed.

6. OPEN MEETING TO HOMEOWNERS

Homeowners present reported on landscaping issues and mold issues for Benham Court, some of which cannot be addressed until the Spring. Work orders will be placed for reported Building and Shutter repairs.

7. BUSINESS SESSION

Ratification of EMT's gutter cleaning proposal was approved. Work completed by AAA Painting failed to meet our expectations. They have been made aware of the changes that need to be made to correct the problem.

8. ELECTION OF BOARD MEMBERS

In accordance with the Declaration and Rules, and with a quorum of homeowners voting, the terms for Michelle Fey and Stephen Charles have been re-elected to the Board. Stephen Bielunski is elected to replace Robert Biddle whose term has expired. The Board wishes to thank Mr. Biddle for his years of dedicated service.

9. EXECUTIVE SESSION / RULES ADJUDICATION

New Business: Abel Hernandez will be invited to our January session to meet with the Board in consideration for ongoing maintenance assignments.

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

10. NEXT SCHEDULED MEETING

January 15, 2024 at 7pm.

11. ADJOURNMENT

The meeting was adjourned at 8:15 pm.

Respectfully Submitted:
Isabell Barclay, Board Secretary