



# Northwest

## Property Management

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THE TIMBERS CLUB CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
St. Charles Township Offices  
Monday, April 21, 2025 at 7:00 P.M.

### AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. BOARD APPOINTMENT OF TOM BOSKO
- IV. APPROVAL OF MINUTES
- V. FINANCIAL/MANAGEMENT REPORTS (Page 1-27)
  - a. CD Renewal
  - b. Spring Inspection with Board Report (Hand Out)
- VI. OLD BUSINESS
  - a. Hail Claim Update
  - b. Mulch Work: Scheduled for week of April 21, 2025
  - c. Sidewalk Replacements: Tentatively scheduled near the first week of May
  - d. Ratification of Architectural Request/211 Millington Way (Page 28)
  - e. Other
- VII. NEW BUSINESS
  - a. Reinstatement of Vice President Position
  - b. Landscape Inspection/May
  - c. Driveways/2026
  - d. Website
  - e. Other
- VIII. OPEN MEETING TO HOMEOWNERS
- IX. EXECUTIVE SESSION / RULES ADJUDICATION
  - a. Officer Selection
  - b. Signature Card
  - c. Rules and Regulations
  - d. Vacant Units
  - e. Late HOA Payments
  - f. Violations
- X. NEXT SCHEDULED MEETING/Monday, May 19, 2025
- XI. ADJOURNMENT

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
St. Charles Township Offices  
April 21<sup>st</sup>, 2025, 7:00pm

1. CALL TO ORDER

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

Those present were:

Mr. Tom Bosko	President
Ms. Gina Denando	Secretary
Mr. Brian Schumacher	Managing Agent
Mr. Steven Bieluski	Director
Mr. Steven Charles	Director
Mr. Andrew Subject	Director
Mrs. Deborah Rankin	Director

2. APPROVAL OF AGENDA

- a. Prior to the approval of the agenda, Andy Subject made a motion to amend the agenda to include the addition of a 7<sup>th</sup> board member. This was seconded by Steve Bieluski. Board unanimously approved.
- b. The board also made a motion to accept the resignation of Isie Barclay, President. This was motioned by Steve Charles and seconded by Gina Denando.
- c. A motion was made by the board to reinstate Tom Bosko as Board Member, this was motioned by Andy Subject, seconded by Gina Denando.
- d. A motion was made by Steve Charles to approve the agenda, seconded by Gina Denando. Motion unanimously approved.

3. APPROVAL OF THE MINUTES

Minutes from the March 17<sup>th</sup> meeting: A motion was made by Tom Bosko to approve the minutes as presented, seconded by Steven Bieluski. Motion unanimously approved.

4. FINANCIAL / MANAGEMENT REPORTS

- a. The operating account reflects a total net worth of \$158,627.40 and the Reserve Account reflects a total net worth of \$358,505.33. A motion was made by Gina Denando to approve the financials as presented, seconded by Tom Bosko. Motion unanimously approved.
- b. Checks/Invoice Approval: A motion was made by Tom Bosko to approve and seconded by Andy Subject. Board unanimously approved.

5. MAINTENANCE REPORT

- a. Hail Damage Report: Board was awaiting arrival of EcoShield Contact to further discuss the approved status of the Hail Damage Report. This contact was unable to show; Brian will work to reschedule for May meeting.
- b. Spring Inspection Report:
  - i. Abel (General Maintenance) to be invited for May Meeting
  - ii. Board would like to review quote for all actionable items reported from the Spring Inspection – Brian will request quote from Abel for board to review.

6. BUSINESS MEETING

- a. Mulch Update scheduled for week of 4/21
- b. Board approved 211 Millington Way architecture request. This was motioned by Andy Subject, seconded by Tom Bosko. Board unanimously approved.
- c. Sidewalk Phase 2 is working to be scheduled first week of May.

7. NEW BUSINESS

- a. Reinstatement of Vice President Position: Andy Subject made a motion to reinstate the position of Vice President. This was seconded by Steve Charles and the board unanimously approved.
- b. Andy Subject also made a motion to vote in a new board member. Deborah Rankin, of 238 Benham Court was voted in. Gina Denando seconded this motion and the board unanimously approved.
- c. Brian will work to schedule landscape inspection in May
- d. 2026 Objective – Board will review driveway and full mulch for 2026.
- e. Sealcoating + Major Driveway Damage: Brian will work to gather quote from asphalt providers.

8. PEN TO HOMEOWNER

- a. N/A for 4/21/25 Session

9. EXECUTIVE SESSION / RULES ADJUDICATION

10. NEXT SCHEDULED MEETING

May 19<sup>th</sup>, 2025 at 7pm.

11. ADJOURNMENT

The meeting was adjourned at 8:14pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary