



Northwest

Property Management

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

AGENDA

- I. CALL TO ORDER
- II. GEORGE THAYER/HOLLINGER INSURANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. FINANCIAL/MANAGEMENT REPORTS (Page 1)
 - a. Inspection Report (Page 28-53)
- VI. OLD BUSINESS
 - a. Adoption of the Grill Rules (Page 72)
 - b. Building 16: Mroz quote/siding for roof replacement
 - c. Handy Man Projects
 - d. Other
- VII. NEW BUSINESS
 - a. Approval of Checks
 - b. Other
- VIII. OPEN MEETING TO HOMEOWNERS
- IX. EXECUTIVE SESSION / RULES ADJUDICATION
- X. NEXT SCHEDULED MEETING
Monday, May 20, 2024
- XI. ADJOURNMENT

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
March 18, 2024 @ 7:00pm

1. CALL TO ORDER

The meeting was called to order at 7:00pm.

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. Steven Charles	Director
Mr. Andrew Subject	Director

2. APPROVAL OF AGENDA

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

3. APPROVAL OF THE MINUTES

4. FINANCIAL / MANAGEMENT REPORTS

There was a noticeable recording error noted in the financial report. Brian Schumaker will address the discrepancy with our accountants and report the results to the board.

Thus, on a motion by Cindy Bravos seconded by Michelle Fey, approval of the Financial Report has been tabled until our April board meeting.

5. MAINTENANCE REPORT

Spring cleanup of the grounds is scheduled to begin. All twigs, dead leaves, snow sticks and such shall be removed. The garage door light at 243 Auburn Court is out and will be replaced. Notify Brian Schumacher if salt buckets for snow removal need to be filled.

Homeowner on Millington Way submitted an architectural change application for a vent to be installed at her expense. The conditions of her application meet all Board requirements. President Tom Bosko moved to accept the plan as presented, Isie Barclay seconded the movement. Motion was approved.

6. BUSINESS MEETING

Old Business: Roofing repairs on Buildings 15 and 16 are pending. Building 16 will require removal of a sunroof to complete the job. On a motion from Steve Bielunski, seconded by Michelle Fey, the Board has approved the work to be done on Building 16 this year, and to postpone plans for Building 15 until next year.

Michelle Fey and Cindy Bravos brought it to the Board's attention that some interior hallways show dry wall cracks and water stains, and are in need of painting. It was reported that three hallways were renovated this year. We will continue to assess the condition of these other foyers and complete the repairs as needed.

7. NEW BUSINESS

Traveler's Insurance renewal proposal has our fees increased by 35%. The Board has approved CAU to carry our policy for the current year. The motion was made by Isie Barclay and seconded by Michelle Fey. Motion unanimously approved.

A motion was made by Michelle Fey, seconded by Tom Bosko to approve payment of checks as presented. Unanimously approved.

8. OPEN TO HOMEOWNERS – No business noted.

9. EXECUTIVE SESSION / RULES ADJUDICATION

Fannie Mae and Freddie Mac require Reserve studies every four years for FHA approved home loans. At current time the Board has assessed there is no immediate requirement for us to conduct the study. The Board has decided to table this study until a need shall arise.

A recommendation was made for Board members to take a more active role in monitoring the status of minor work orders. The goal is to assist our Managing Agent with tracking the efficiency and completion of these work orders, and to alleviate delays to the homeowners. Isie Barclay will work with Steve Bielunski and Michelle Fey to assist Brian Schumacher in achieving this goal.

10. NEXT SCHEDULED MEETING

April 15th, 2024 at 7pm.

11. ADJOURNMENT

The meeting was adjourned at 8:42pm.

Respectfully Submitted:

Isabell Barclay, Board Secretary