



# Northwest

## Property Management

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

### AGENDA

- I. ECO SHIELD PUBLIC ADJUSTERS/HAIL DAMAGE
- II. CALL TO ORDER
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. FINANCIAL/MANAGEMENT REPORTS (Page 1-21)
  - a. Inspection Report (Page 22-32)
- VI. OLD BUSINESS
  - a. Hail Claim Update/Tabor Roofing Inspection
  - b. Loan Options/Enterprise Bank & Trust/Wintrust Community(Page 33-41)
  - c. Work List for AB Remodeling
  - d. AAA Painting/Start Date Week of July 29, 2024
  - e. Building 3 & 4 Gutters & Downspouts: Mike Mroz removing
  - f. Not Just Grass Landscaping: Treating Weeds in Plant Beds
  - g. Not Just Grass Landscaping: Building 11 & 12 Branches Removed
  - h. Not Just Grass Landscaping Approved Arborvitaes: Planting later in August
  - i. Not Just Grass Landscaping Mulch: Scheduled for July 16, 2024
  - j. 228 Benham: Door buzzer not working/Work Order Issued
  - k. Carpet Cleaning: Scheduled to start August 12, 2024
  - l. Other
- VII. NEW BUSINESS
  - a. Fire Alarm Inspection Proposal (Page 42-43)
  - b. Not Just Grass Soil & Seed Proposal Building 6 & 9 (Where trees removed) (Page 44-47)
  - c. Not Just Grass Stone Removal Proposal (Page 48-51)
  - d. Building 16: Retaining Wall Proposal (Page 52-55)
  - e. Other
- VIII. OPEN MEETING TO HOMEOWNERS
- IX. EXECUTIVE SESSION / RULES ADJUDICATION
- X. NEXT SCHEDULED MEETING  
Monday, August 19, 2024
- XI. ADJOURNMENT

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
St. Charles Township Offices  
June 17, 2024 at 7:00 PM

**I CALL TO ORDER**

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

Those present were:

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

Absent:

Ms. Isabell Barclay	Secretary
Mr. Steven Charles	Director

**II APPROVAL OF AGENDA**

A motion was made by Michelle, 2<sup>nd</sup> by Tom to approve the agenda. Unanimously approved.

**III APPROVAL OF MINUTES**

Minutes from May 20, 2024. A motion was made by Cindy, 2<sup>nd</sup> by Andy. Unanimously approved.

**IV FINANCIAL/MANAGEMENT REPORTS**

- a. The Operating Account reflected a total net worth of \$161,944.84 and the Reserve Account reflects a total net worth of \$332,596.74.
- b. A motion was made by Cindy, 2<sup>nd</sup> by Steve. The financials were unanimously approved.

**V OLD BUSINESS**

- a. Hail Claim: Tabled. Andy made a motion to have Tabor Roofing inspect the roofs for hail damage. 2<sup>nd</sup> by Steve. Approved
- b. Ratification of Architectural Application for 116 Millington Way. A motion was made by Tom, 2<sup>nd</sup> by Michelle. Unanimously approved.

**VI NEW BUSINESS**

- a. AAA Painting Proposal Addendum. A motion was made by Steven, 2<sup>nd</sup> by Michelle. Unanimously approved.
- b. Mr. Natural Carpet Cleaning Proposal. A motion was made by Michelle. Second by Andy. Unanimously approved.
- c. Not Just Grass Arborvitaes Proposal. A motion was made by Andy, 2<sup>nd</sup> by Cindy. Unanimously approved.
- d. Not Just Grass Mulch Proposal. A motion was made by Michelle. 2<sup>nd</sup> by Cindy Unanimously approved.
- e. Approval of Checks/Approved.

**VII OPEN TO HOMEOWNERS**

**VIII ADJOURNMENT**

A motion was made by Tom to adjourn the meeting at 8:15 pm. 2<sup>nd</sup> by Michelle. Unanimously approved.

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

1. CALL TO ORDER

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

Those present were:

Mr. Brian Schumaker	Managing Agent
Ms. Isie Barclay	Secretary
Ms. Michelle Fey	Treasurer
Mr. Steven Bielunski	Director
Mr. Steven Charles	Director
Mr. Andrew Subject	Director

2. Hail Claim : A request was made for a second assessment on the Hail Claim proposal. Eco Shield returned to address any concerns. Tabor Roofing provided a 2<sup>nd</sup> estimate as well. The Board will discuss the issues during the Executive session.

3. APPROVAL OF AGENDA

A motion was made by Andy Subject to approve the agenda, seconded by Michelle Fey.

4. APPROVAL OF MINUTES

Minutes from the June 2024 meeting were approved as presented on a motion by Isie Barclay, seconded by Steve Beilunski.

5. FINANCIAL / MANAGEMENT REPORTS

The operating account reflects a total net worth of \$162,127.10. Total net worth in the Reserve Account is \$337,894.19. A motion was made by Andrew Subject, second by Isie Barclay to approve the financials as presented. Unanimously approved.

6. MAINTENANCE REPORT

The Board unanimously approved the bid presented by AB Construction to complete repairs to the Exterior of our buildings. The motion was made by Michelle Fey, seconded by Isie Barclay.

Interior foyer carpet cleaning is scheduled for August 12<sup>th</sup>.

Decks in need of paint updates from last summer's schedule will be attended to on 7/29.

A wasp nest on Building 17 has been removed.

Not Just Grass will mulch this week.

A work order has been placed to repair the doorbell at 228 Benham Court.

7. BUSINESS MEETING

Old Business: Assurant Fire Protection will inspect the alarms in all buildings. The motion was made by Isie Barclay, seconded by Steve Bielunski.

The Board approved Not Just Grass to treat the barren area between Buildings 6 and 9, where the trees were removed with an erosion blanket. Isie Barclay made the motion, seconded by Michelle Fey.

8. NEW BUSINESS

Not Just Grass will remove the stones from Buildings 6,7,9,14,16,17, and behind Building 10. The motion was made by Michelle Fey, seconded by Steve Charles.

A motion was made by Michelle Fey, seconded by Andrew Subject to approve payment of checks as presented, unanimously approved.

9. OPEN TO HOMEOWNERS

Resident in Building 11 requests an inspection of the Maple tree in her back yard which may be in need of trimming.

Resident in Building 12 reports cracks in her asphalt driveway.

The Board has agreed to table the planting of the Arborvitae trees on Benham Court until October. Not Just Grass will be notified of this decision.

10. EXECUTIVE SESSION / RULES ADJUDICATION

A motion was presented by Isie Barclay, seconded by Steven Charles to permit Eco Shield to go forward with their proposal. The motion was approved.

11. NEXT SCHEDULED MEETING

August 19th, 2024 at 7pm.

12. ADJOURNMENT

The meeting was adjourned at 8:35pm.

Respectfully Submitted:

Isabell Barclay, Board Secretary