

TIMBERWOODS HOMEOWNERS BOARD MEETING MINUTES
 7:00 PM DECEMBER 9, 2008
 7428 BRADFORD COURT
 GURNEE, ILLINOIS

Officers	Board Members	Visitors
_____	_____	_____
President Jerry Duchowicz '08'	<u> X </u>	Treasurer Dean Abrassart '09'
<u> X </u> Vice-President Scott Thomas '08'	<u> X </u>	Secretary Kevin McGowan '08'
_____ Vice-President Patty Meneely '09'	_____	

1. **CALL TO ORDER:** Meeting was called to order by Treasurer Abrassart at 7:25 PM.

2. **APPROVAL OF THE MINUTES:** The Board reviewed the minutes from the October 13, 2008 Board Meeting. Treasurer Abrassart moved to accept the corrected Minutes. Seconded by Vice-President Thomas. All Ayes. The October 13, 2008 Minutes were adopted.

3. **DISCUSSION:** Treasurer Abrassart provided the Board with updates on Association activities. He noted that new pond signs have been approved and are ready for installation, but they have not been installed. He also noted that the work for Outlot F has been approved but the work has not started. He noted he would check with Kevin Ahmer from Kalman Management to get an update on the work schedule. The Board then reviewed a contract from Integrated Lakes Management, Inc. for work in 2009 for 3 ponds. The contract appears to be a significant increase in the level of effort with concurrent cost increases. The proposal was tabled in order to obtain additional clarification.

Vice-President Thomas provided the Board with the response to the post card mailing to register for e-mail contact from the Association. He noted approximately 16 additional homes responded, giving the Association contact information for roughly 64 of the 158 homes.

Treasurer Abrassart provided the Board with a 2009 Budget draft prepared by Kalman Management. The Board identified the Homeowner Assessment should be maintained at the current level and that some figures need to be reviewed. It was also noted that we would like a report on actual expenses for 2008.

The Board also considered setting up the Annual Meeting for January. The goal was to set the meeting on a Monday to Wednesday in the second or third week of January at the Warren Township Center. Vice-President Thomas indicated he would try and secure the room so that Kalman Management can send out the 30-day notice.

The Board also indicated they would review the status of proxies prior to the Annual Meeting.

4. **ADJOURNMENT:** Treasurer Abrassart made a motion to adjourn the meeting at 8:10 P.M. Seconded by Scott Thomas. All ayes. Motion carried.

Respectfully submitted by,

Kevin McGowan, Secretary