

TIMBERWOODS HOMEOWNERS ANNUAL MEETING MINUTES

7:00 PM JANUARY 20, 2009

WARREN TOWNSHIP BUILDING

GURNEE, ILLINOIS

Officers	Board Members
_____ President Jerry Duchowicz '08'	_____ Patty Meneely '09'
<u> X </u> Treasurer Dean Abrassart '09'	<u> X </u> Scott Thomas '08'
<u> X </u> Secretary Kevin McGowan '08'	<u> X </u> Kevin Ahmer, Kalman Management

1. **CALL TO ORDER:** Meeting was called to order by Treasurer Abrassart at 7:10 PM. Treasurer Abrassart confirmed with Kevin Ahmer from Kalman Management that a quorum of more than 20 percent of the homes were represented in person or by proxy.

2. **INTRODUCTIONS:** Treasurer Abrassart began the Annual Meeting on a somber note by informing Owners in attendance of the recent passing of President Jerry Duchowicz. He noted that Jerry had joined the Board in 2004, was the longest currently serving Board member, and that he would be greatly missed.

Treasurer Abrassart introduced each of the Board members and Kevin Ahmer from Kalman Management. He then provided a quick overview of the roles of the Board and Kalman Management before introducing the meeting agenda.

3. **APPROVAL OF THE MINUTES:** Treasurer Abrassart requested a motion to accept the Annual Minutes for January 22, 2008. Owner Wright moved the approval of the Minutes. Seconded by Scott Thomas. All ayes. The January 22, 2008 Minutes were approved.

4. **MEETING PROTOCOL:** In accordance with the Association By-Laws that all meetings are run by the President of the Board, Scott Thomas moved that Dean Abrassart

serve as President. Seconded by Kevin McGowan. All ayes. Dean Abrassart assumed the role as President.

5. **DISCUSSION:** President Abrassart provided the membership with a Powerpoint presentation that reviewed the accomplishments in 2008. In 2008 a series of improvement projects were completed including reclaiming the pond buffer on Prescott Lane, cleaning-up Outlot G, and tuck pointing the subdivision entrance monuments in addition to normal maintenance activities. The Board also informed the membership of plans moving forward to plans for maintaining and enhancing the Association landscape areas, including mulching on a semi-annual basis and removing and replacing dead plant materials and Outlot improvements. The presentation included the 2008 and 2009 Budget by income and expense types. The 2008 expenses were primarily for annual maintenance of landscape, ponds, and monument lighting as well as management and insurance fees.

The floor was then opened to the Membership to ask questions. Several comments were directed to the Board regarding the need to improve the landscaping at the entrance to the Subdivision. The Board indicated that would be addressed in 2009. The membership indicated there was interest in Homeowners installing annuals at the entryway rather than contract it out.

5. **ELECTIONS:** President Abrassart requested that Kevin Ahmer inform the Membership of the candidates for the expiring terms of Board Members Jerry Duchowicz, Kevin McGowan and Scott Thomas as well as the need to fill the remainder of the term of Patty Meneely, who has resigned from the Board. He indicated that Kevin McGowan had petitioned run for positions again and that no other candidates had filed for the Board positions. President Abrassart requested nominations from the floor. Owners Linda Heeter, Frankie Norwood, and Ritchie Wionzek all expressed interest and were nominated from the floor. President Abrassart requested a vote by acclamation to elect Kevin McGowan, Frankie Norwood, and Ritchie Wionzek to the Board for 2009 and 2010 and Linda Heeter, to the Board for 2009. Seconded by Scott Thomas. All ayes.

Kevin McGowan, Frankie Norwood, and Ritchie Wionzek were elected to the Board for 2009 and 2010 and Linda Heeter to the Board for 2009.

6. **ADJOURNMENT:** President Abrassart made a motion to adjourn the meeting at 7:42 P.M. Seconded by Dean Abrassart. All ayes. Motion carried.

Respectfully submitted by,

Kevin McGowan, Secretary