

TIMBERWOODS HOMEOWNERS BOARD MEETING MINUTES
 7:30 PM APRIL 30, 2009
 7428 BRADFORD COURT
 GURNEE, ILLINOIS

Officers	Board Members
<u> X </u> President Kevin McGowan '10'	_____ Frankie Norwood '10'
<u> X </u> Treasurer Dean Abrassart '09'	<u> X </u> Ritchie Wionzek '10'
_____ Secretary Linda Heeter '09'	

1. **CALL TO ORDER:** Meeting was called to order by President McGowan at 7:30 PM.

2. **APPROVAL OF THE MINUTES:** The Board reviewed the minutes from the December 9, 2008 Board Meeting. Treasurer Abrassart moved to accept the Minutes. Seconded by Vice-President Wionzek. All Ayes. The December 9, 2008 Minutes were adopted.

3. **DISCUSSION:** President McGowan provided the Board with an Agenda for the meeting. The first item of business was to review a revised set of Minutes for the Annual Meeting of 20 January 2009. After a period of review the Board decided to replace the currently posted draft Minutes with the revised draft Minutes.

President McGowan reviewed for the Board that the cleaning of the first portion of Outlot F had been completed and that the area looked much improved. Three items of concern were the removal of larger dead tree limbs, the timing of the next phase of the clean-up, and the damage caused to the lawn by the chipping equipment. The Board agreed the next Phase should be in the Fall and that Landscape Concepts should repair the lawn. It was also noted that the pond signs still had not been installed and that this was a concern given the length of time provided to install them.

Treasurer Abrassart provided the Treasurer's Report and indicated there were 12 homes in arrears currently for 2009 and that one homeowner is in foreclosure proceedings. The Board expressed an interest in recovering funds at property sales rather than taking further legal actions. The Board would also like to remove the interest charges to lots 9, 49, 71, and 87 that each owe less than \$ 10.00. Based on the 1st quarter financial information the Association has spent \$ 12,429.78 and still has reserves of \$ 92,619.56.

President McGowan requested the Board to review the existing contract with Integrated Lakes Management to see if additional services should be added. The current contract only has base service for Ponds 1 and 2. Treasurer Abrassart suggested the addition of Base Service for Pond 3, Spring Herbicide Treatment to Ponds 1 & 2 and Herbicide Application to Ponds 1 and 2. After a discussion, Treasurer Abrassart moved to add Base Service for Pond 3 for the 2009 Season. Seconded by Vice-President Wionzek. All Ayes. Kalman Management will be instructed to add Base Service for Pond 3 for the 2009 Season to the ILM contract.

President McGowan requested the Board to review two alternative proposals from Landscape Concepts regarding changes around the entry monuments. The request for these proposals was done in response to comments from the Owners at the Annual Meeting indicating they would like that area improved. Landscape Concepts provided a basic plan to repair existing issues and a deluxe plan involving the replacement of Junipers that appear to be declining in health. After a discussion, Treasurer Abrassart moved to accept the deluxe plan at \$ 4,472.00 with the option for watering at \$ 130.00 per hour. Seconded by Vice-President Wionzek. All Ayes. Kalman

Management will be instructed accept Landscape Concepts Entry Monument Area II – 2009 contract.

President McGowan requested the Board review the proposal from Landscape Concepts to provide mulch for the Outlots. The Board decided it would move ahead with mulching of the outlots, but identified two concerns. First, it was the Board's understanding that alternative bids were being sought by Kalman Management, and that these bids should be reviewed prior to determining the awarding of the contract. Second, it was also discussed that a price break from Landscape Concepts should be requested given the monument work also includes mulching and that both tasks combined should reduce overall costs.

President McGowan indicated to the Board that the next meeting would focus on contracts for 2010. He solicited input from the Board for potential meeting dates, but no preferred date was identified. It is tentatively suggested the next Board meeting will occur on June 22 at 7:00PM pending confirmation of attendance.

4. **ADJOURNMENT:** President McGowan made a motion to adjourn the meeting at 8:55 P.M. Seconded by Dean Abrassart. All ayes. Motion carried.

Respectfully submitted by,

Kevin McGowan