

TIMBERWOODS HOMEOWNERS BOARD MEETING MINUTES
 7:30 PM NOVEMBER 20, 2007
 7428 BRADFORD COURT
 GURNEE, ILLINOIS

Officers	Board Members	Visitors
<u> X </u> President Jerry Duchowicz '07'	<u> X </u> Patty Meneely '07'	
<u> X </u> Treasurer Dean Abrassart '07'	<u> X </u> Scott Thomas '07'	
<u> X </u> Secretary Kevin McGowan '07'		

1. **CALL TO ORDER:** Meeting was called to order by President Duchowicz at 7:40 PM.

2. **APPROVAL OF THE MINUTES:** President Duchowicz moved to accept the Board Minutes for September 25, 2007, which had been distributed by the Secretary prior to the meeting. Seconded by Board Member Thomas. All ayes. The September 25 Minutes were approved.

3. **DISCUSSION:** President Duchowicz provided the Board with an agenda for the meeting. He initially discussed the need to get periodic updates from Kalman Management prior to Board meetings. It was suggested that reports should be provided every six weeks. The Board then reconsidered the work approved on September 25 to be done by Landscape Concepts. The reconsideration was based on concerns that any materials installed near the entrance signage should be held off until a plan for maintaining the signs was devised. The Board authorized Treasurer Abrassart to contact Landscape Concepts and determine what items could be completed at this point in the year, within the framework of what was approved on September 25.

The Board then reviewed plans to improve the pond located on the south end of Prescott Drive. Treasurer Abrassart moved to accept the bid by Integrated Lakes Management, Inc. to mow and treat invasive species for \$ 2,687.00. Seconded by Duchowicz. The vote was all ayes. The motion carried. President Duchowicz agreed to be available to meet with Integrated Lakes Management, Inc. to discuss specifics regarding the removal of materials from the Prescott Pond area. The Board also decided it would request that Kalman Management obtain three bids for the continuing maintenance of the three ponds in Timberwoods. The Board decided that President Duchowicz would be the lead contact with Kalman Management.

The Board discussed the repeated vandalism of signs posted around the ponds. The Board decided it would consult with Kalman Management to determine if a better signage system was available for use around the ponds.

The Board then examined budget projections established by Treasurer Abrassart and Board Member Meneely. The projections seek to determine the appropriate level of reserves, both capital and operating, vis-à-vis the expected dates of expenditures and the appropriate level of assessments moving forward. Based on the projections the Board determined lower assessments should go into effect in 2008. Board Member Meneely moved the 2008 Homeowners Assessment be adjusted to \$ 185.00 per household. Seconded by Board Member Thomas. There was an extensive discussion. All ayes. The 2008 Homeowners assessment will be \$ 185.00. President Duchowicz requested that Treasurer Abrassart and Board Member Meneely circulate a projected 2008 budget to the Board based on the new assessments before years end.

Scott Thomas presented a request to the Board to get reimbursed for expenses related to maintaining the subdivision website. President Duchowicz moved the Board authorize the reimbursement of \$ 16.62 for the domain name and \$ 59.40 for web hosting to Board Member

Thomas. Seconded by Treasurer Abrassart. All ayes. Kalman Management will be directed to reimburse upon submittal of receipts.

President Duchowicz asked the Board about the timing of the Annual Meeting. It was suggested that potential meeting dates be January 22, 23, 29, or 30 and that President Duchowicz would secure the meeting room. President Duchowicz also indicated there would be another Board Meeting prior to the Annual Meeting.

4. **ADJOURNMENT:** Patty Meneely made a motion to adjourn the meeting at 10:15 P.M. Seconded by Dean Abrassart. All ayes. Motion carried.

Respectfully submitted by,

Kevin McGowan, Secretary