

TIMBERWOODS HOMEOWNERS BOARD MEETING MINUTES
 7:30 PM OCTOBER 13, 2008
 350 OLD WALNUT CIRCLE
 GURNEE, ILLINOIS

Officers	Board Members	Visitors	
<u>X</u>	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'
<u> </u>	Vice-President Patty Meneely '09'	<u>X</u>	Kevin Ahmer, Kalman Management

1. **CALL TO ORDER:** Meeting was called to order by President Duchowicz at 7:30 PM.
2. **APPROVAL OF THE MINUTES:** The Board reviewed the minutes from the June 16, 2008 Board Meeting, whereupon one correction was noted. Treasurer Abrassart moved to accept the corrected Minutes. Seconded by President Duchowicz. All Ayes. The June 16, 2008 Minutes were adopted.
3. **DISCUSSION:** President Duchowicz began the meeting by discussing, with the Board and Kevin Ahmer from Kalman Management, the potential legal ramifications of naming individuals who the Association has a judgment against for failure to pay assessments. President Duchowicz moved that Kalman Management contact the Association's legal counsel to determine if there is any liability for the Association to disclose the name of a homeowner that the Association has a legal judgment against for failure to pay assessments. Seconded by Secretary McGowan. All Ayes. The motion is adopted.

Treasurer Abrassart updated the Board on the financial status of the Association. He indicated that there were currently seven homeowners in arrears for assessments. The Board directed Kevin Ahmer to remove three overdue items that totaled less than \$ 25.00. Treasurer Abrassart moved to have Kalman Management shift \$ 34,000 from the prior year excess to reserves. Seconded by President Duchowicz. All Ayes. The motion is adopted.

Vice-President Thomas provided the Board with an update on the Web page and the mailing of postcards to increase interest in the Web page. Kevin Ahmer indicated he would provide Vice-President Thomas with mailing labels for the postcard mailing.

The Board reviewed the three bids to perform clean-up work in Outlots F & H from Apex Landscaping, Bertog Landscaping, and Landscape Concepts. Treasurer Abrassart moved to accept Landscape Concept's bid Woodland Restoration of Outlot F, with work to be completed in the Fall to Winter prior to December 31 each year at a cost of \$ 4, 878.00 per annum. Seconded by President Duchowicz. All Ayes. The motion is adopted.

Kevin Ahmer informed the Board that new signs were ready to be installed around the signs and should be installed in the next couple of weeks.

President Duchowicz asked that Kevin Ahmer re-contact Integrated Lakes Management, Inc. (ILM), to obtain a proposal to clean-up the west side of the pond on Prescott. The Board also reviewed the ILM proposal for pond service in 2009. The Board requested Kalman Management obtain clarification as to the specifics of the bid.

President Duchowicz asked if Kalman Management was aware of responses to landowners regarding a poplar tree and the placement of a dumpster in a driveway. It was thought that no response had been made, but it would be examined further.

President Duchowicz asked the Board about the timing of the next Board Meeting. It was determined it would occur in early December, possibly December 8th at 7:30 PM at Secretary McGowan home.

4. **ADJOURNMENT:** President Duchowicz made a motion to adjourn the meeting at 9:10 P.M. Seconded by Dean Abrassart. All ayes. Motion carried.

Respectfully submitted by,
Kevin McGowan, Secretary