

TIMBERWOODS HOMEOWNERS BOARD MEETING MINUTES
 7:30 PM MARCH 31, 2008
 500 PRESCOTT LANE
 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'		

1. **CALL TO ORDER:** Meeting was called to order by President Duchowicz at 7:40 PM.
2. **APPROVAL OF THE MINUTES:** The Board Minutes for November 20, 2007 were circulated to the Board electronically for review. After a period of review it was decided to post the Minutes on the Association webpage as adopted
3. **ELECTION OF OFFICERS:** In accordance with the Bylaws the Board established that the officers for 2008 would be: Jerry Duchowicz as President, Scott Thomas as Vice President; Patty Meneely as Vice President, Dean Abrassart as Treasurer, and Kevin McGowan as Secretary.
3. **DISCUSSION:** Treasurer Abrassart provided the Treasurer's Report and indicated there were 12 homes in arrears currently for 2008 and that legal proceedings were taking place against one homeowner in arrears for 2007 and three additional homeowners are in arrears for 2007.

Scott Thomas provided the Board with an update on progress to update the Association web page. The Board decided it was best to list the Board names and a general Timberwoods e-mail address for members to contact the Board. Based on discussion Scott indicated he would contact Kalman Management to determine if additional member e-mail addresses were available and he would provide them with the information regarding the set-up of the web materials. Separately he indicated he would mail postcards to homes re-announcing the web page address.

President Duchowicz reviewed the status of cleaning up the pond on Prescott Lane. He indicated the work has not been done as a result of winter weather, but he would proceed to follow-up with ILM based on the prior Board authorization to expend \$ 2,678.00 to clean out the vegetation. He indicated ILM had provided a bid to maintain two ponds in 2008. The Board decided to ask that ILM bid on work for the third pond.

The Board reviewed the need for tuckpointing on the entrance monument. Based on the amount of time since the original bids were requested it was decided that Treasurer Abrassart would request that Kalman Management to secure a new bid or confirm last Fall's bid from Bricks and Sticks to provide the necessary maintenance to maintain the monuments in good repair.

President Duchowicz indicated he would like to receive updates from Kalman Management as to progress on existing contracts including outlot clean-up and for them to identify when contracts are to expire in order for the Board to stay on top of the contracting process. Ongoing contracts of concern are for insurance, management, landscaping, and pond maintenance.

4. **NEW BUSINESS:** President Duchowicz brought a series of owner concerns to the Board. One owner was concerned about the use of community areas for recreation. The Board felt the Declaration was clear that these areas were for the right to use and enjoy by all owners non-exclusively. Provided these areas were not being built on, altered, or damaged then the Board feels the areas are being used appropriately. Another owner raised a question regarding roots from a tree growing in the community area being exposed in their yard and if something could be done. The Board decided it would ask Landscape Concepts to evaluate the situation and to make recommendations.

President Duchowicz brought a concern to the Board regarding the continuing vandalism of signs around the ponds. Treasurer Abrassart suggested we contact the adjacent homeowners association for costs and contacts to install metal signs and to question Kalman Management how many signs are needed to meet insurance requirements.

The Board discussed the problems associated with communication between the Board, Kalman Management, and individual contract firms. The general consensus was that items to be addressed should be direct to Kalman Management who in turn would communicate with individual contractors and that Kalman Management would then provide the Board with regular updates as to progress.

President Duchowicz asked the Board about the timing of the next Board Meeting. It was determined it would occur on June 16th at 7:30 PM at a Board Member home.

5. **ADJOURNMENT:** President Duchowicz made a motion to adjourn the meeting at 9:00 P.M. Seconded by Dean Abrassart. All ayes. Motion carried.

Respectfully submitted by,

Kevin McGowan, Secretary