

TIMBERWOODS HOMEOWNERS DRAFT ANNUAL MEETING MINUTES  
 7:00 PM JANUARY 22, 2008  
 WARREN TOWNSHIP BUILDING  
 GURNEE, ILLINOIS

Officers	Board Members
<u>  X  </u> President Jerry Duchowicz '08'	<u>  X  </u> Patty Meneely '07'
<u>  X  </u> Treasurer Dean Abrassart '07'	<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 President Duchowicz at 7:10 PM. President Duchowicz confirmed with Kevin Ahmer that a quorum of more than 20 percent of the homes were represented in person or by proxy.
  
2.    **INTRODUCTIONS:** President Duchowicz had each of the Board members and Kalman Management introduce themselves. 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:** President Duchowicz requested a motion to accept the Annual Minutes for January 24, 2007. Treasurer Abrassart moved the approval of the Minutes. Seconded by Scott Thomas. All ayes. The January 24, 2007 Minutes were approved.
  
4.    **DISCUSSION:** The Board provided the membership with a Powerpoint presentation that reviewed the accomplishments in 2007. The presentation included the 2007 and 2008 Budget by income and expense types. The main point of emphasis was the annual assessment was being decreased from \$ 250.00 per home to \$ 185.00 per home to reflect a reduction of expenses from reserve funds. The 2007 expenses were primarily for annual maintenance of landscape, ponds, and monument lighting as well as management and insurance fees. For 2008 a series of improvement projects are planned including reclaiming the pond buffer on Prescott Lane, cleaning-up Outlot G, and tuck pointing the subdivision entrance monuments. The Board also presented plans for maintaining and enhancing the Association landscape areas, including mulching on a semi-annual basis and removing and replacing dead plant materials. It also indicated that Outlot

improvements would likely continue if the Outlot G improvement goes well. The Board also indicated it will continue to build the reserve fund in order to replace Association fencing.

The floor was then opened to the Membership to ask questions. Several comments were directed to the Board including the need to update the Association web site. The Board indicated that would be addressed in 2008. Questions were raised regarding the removal or trimming of trees. The Board indicated it would evaluate these questions on a case by case basis for plants growing on Association property, but directed the Members to the Village of Gurnee for materials on private property.

- 5. ELECTIONS:** President Duchowicz requested that Kevin Ahmer inform the Membership of the candidates for the expiring terms of Board Members Dean Abrassart and Patty Meneely. He indicated that both Dean Abrassart and Patty Meneely had petitioned run for positions again and that no other candidates had filed for the two Board positions. President Duchowicz requested nominations from the floor. No nominations were received. President Duchowicz requested a voice vote to elect Dean Abrassart and Patty Meneely to the Board for 2008 and 2009. Seconded by Scott Thomas. All ayes. Dean Abrassart and Patty Meneely were re-elected to the Board for 2008 and 2009
- 6. ADJOURNMENT:** President Duchowicz made a motion to adjourn the meeting at 8:00 P.M. Seconded by Dean Abrassart. All ayes. Motion carried.

Respectfully submitted by,

Kevin McGowan, Secretary