

TIMBERWOODS HOMEOWNERS BOARD MEETING MINUTES  
 7:30 PM JUNE 16, 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>X</u>	Vice-President Patty Meneely '09'	<u>X</u>	Al Kalman, Kalman Management

1. **CALL TO ORDER:** Meeting was called to order by President Duchowicz at 7:35 PM.
2. **APPROVAL OF THE MINUTES:** It was noted that the Board Minutes for March 31, 2008 had been approved electronically so they could be posted on the Association webpage.
3. **DISCUSSION:** President Duchowicz began the meeting by discussing, with the Board and Al Kalman from Kalman Management, areas of performance improvements that the Association would like to see from Kalman Management. Specific concerns raised included the need for a contract expiration calendar, the need for follow-up on homeowner issues, the need for a written status report 7 days prior to a Board Meeting, the need for 3 bids on proposed contracts, and updates to the Board on the performance of contractors. Al Kalman indicated the Board should see improvements and the Board indicated they would provide written lists of action items following each Board Meeting.

The Board then explored options for actions against homeowners with overdue assessments. By Court ruling the Association already has a judgment allowing it to repossess a home in the subdivision. Al Kalman asked if the Board wished to proceed at this time with the repossession. Treasurer Abrassart moved the Board maintain the lien against the property and take no additional action at this time. Seconded by Scott Thomas. All ayes. The Board will maintain the lien and not move to take further action at this time.

It was noted that the Board meet with Integrated Lakes Management, Inc. (ILM), who has the current contract to maintain the Association ponds, prior to the Board Meeting to evaluate the status of the clean-up work on the southern Prescott pond and determine future potential actions. ILM agreed in the meeting to do additional clean-up work on the existing contract and to provide additional proposals for future work.

The Board then addressed the problem with vandalism of Association signage. Al Kalman indicated that insurance companies recommend signage around all ponds warning of the hazards. Treasurer Abrassart moved the Board obtain three bids to for 12 metal signs to be installed around the Association's three ponds. Seconded by President Duchowicz. All ayes. The Board will request Kalman Management secure bids for pond signage.

President Duchowicz informed the Board that the fence along Washington Street had been repaired. He then requested a discussion of the bids to place mulch on Association planting areas. Scott Thomas moved the Board accept the Landscape Concepts bid for \$ 3,970.00 to install mulch in the planting areas. Seconded by Treasurer Abrassart. All ayes. The Board will request Kalman Management to accept the Landscape Concepts bid. The Board also affirmed that Brix, Stix and Stone has been selected for tuckpointing the Association monuments for \$ 1,700.00.

Scott Thomas provided the Board with feedback from his neighbors regarding the clean-up work undertaken by Landscape Concepts in Outlot G. He indicated most, but not all, homeowners saw the clean-up as an improvement. He indicated that any additional clean-ups should have a flyer provided to the Homeowners explaining how the clean-up benefits the landscape. The concept that the poor quality plants need to be removed before they damage the more desirable plant material needs to be addressed prior to the clean-up. The Board subsequently requested the Kalman Management secure 3 bids, including Landscape Concepts, to undertake the clean-up of Outlots F and H over a 3-year timeframe.

President Duchowicz requested that Kalman Management on the issue around a Poplar Tree growing in the Wright's property, to determine if a dead tree had been removed from Association property, and to determine if the utility hole along Washington Street had been covered. He then requested that last year's Annual Meeting notice be removed from the website.

The Board then addressed three insurance bids for the Homeowners Association. Patty Meneely moved the Board accept the American Family Insurance's bid for \$ 1,446.00 for 2008-2009. Seconded by Treasurer Abrassart. All ayes. The Board will request Kalman Management to accept the American Family Insurance bid.

President Duchowicz asked the Board about the timing of the next Board Meeting. It was determined it would occur on August 18 at 7:30 PM at Treasurer Abrassart home.

4. **ADJOURNMENT:** President Duchowicz 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, Secretary