

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, April 22, 2025
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:00 p.m. by Jerry Callaghan.

I. Members Present: The following Board Members were present: Anne Zimmermann, Beth Callaghan, Joyce Tatanus, Donald Rhodes and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: The Board discussed the new grounds contractor. Everyone is very happy with their work so far. Management will have the piles of branches and leaves by the pool parking lot removed. Management advised the Board that the sand boxes were removed for the season and that preseason activities at the pool were underway.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of February 25, 2025 were approved as provided. There was no meeting in March. *Motion by Beth Callaghan, second by Joyce Tatanus.*

B.) Delinquency List: The Board reviewed the delinquency list as of March 31, 2025. Thirty owners had a balance on their account. Six owners owe more than the current assessment. Two accounts were at the attorney. The total amount due was \$11,110 less \$1,455 classified as uncollectible. Twenty one of the names on the list owe for a late fee or their fee increase.

C.) Financial Report: The Board reviewed the March financial statements and general ledger. The Association had a deficit of \$39,615 for the month. Total expenditures were \$40,397. For the year to date, the Association had a deficit to budget of \$8,440. The Board decided to leave the lighting repair expenses in the operating results, but may reconsider during budget season. The Association had cash and investments of \$1,212,998.

A.) The remaining exhibits are copies of other correspondence sent or received since the last meeting and Management's Pending List. The Board was asked if they would consider repairing the basketball court surface.

D.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. The Board confirmed that the basketball court does not need to resurfaced.

IV. Committee Reports: The Landscape Committee updated the Board on the invasives removal project. Management distributed copies of community maps highlighting work done in the common areas.

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V. **Unfinished Business:** There was no additional unfinished business discussed.

VI. **New Business:** The Board discussed the timing for the opening of the pool. The pool opens for weekends on May 24th. The last day of school is June 11th, so the pool will be open full-time on the 12th. Management was asked to look into whether crack filling was needed in the parking areas. Repaving is not expected to start again until 2026.

VII. **Adjournment:** There being no further business, the meeting was adjourned at 7:30 p.m. The next meeting will be on May 27, 2025 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association Pending List

1. Add dirt to the corner of Hollow Knoll Court and end of Forest Creek Court.
2. Add split rail fencing along Green Hollow. **Pending.**
3. Inspect all asphalt and concrete. Sidewalk at 6013 FHL. Crack fill or resurface?
4. Lights out: Hollow Hill entrance BL 39. 8762 RHC no number. Concrete post. 8762 RHC on side. 8764 RHC on side (across from 8762 light). 6184 FCC. Blue tape for underground breaks on 4 lights. 8811 WHW (no number), 8837 (CO613 AJ56) and 8847 WHW (no number) and 6142 WW (CO613 AJ06). The lights at the pool lot by the gate and in the top left corner of the parking lot are off. **Will have electrician repair.**
5. Follow up on the reimbursement for the light pole on Green Hollow Court.
6. Replace towing signs at the pool. Towing starts at 2 a.m.
7. Follow up with 6183 Green Hollow Court about her deck with white railings, gray flooring and elongated deck posts that may potentially be used for additional lighting.
8. Anne to provide location for tree to be paid for by the owner of 8857 Winding Hollow Way.
9. Have pool building inspected for termites annually.
10. Have attorney draft a resolution for electric vehicles.
11. Remove branches at pool parking area.