

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, October 28, 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 Jeanette Hantke. Jerry and Beth Callaghan arrived a few minutes later.

**I. Members Present:** The following Board Members were present: Jeanette Hantke 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:** Management was asked to check the ownership of parking permit #1064. Management will provide leaf removal and weed control dates as soon as they are available.

**III. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of July 22, 2025 were approved as provided. *Motion by Joyce Tatanus, second by Jerry Callaghan.* The August and September meetings were cancelled.

B.) Delinquency List: The Board reviewed the delinquency list as of September 30, 2025. Two owners had a balance on their account for more than the current assessment. One account is at the attorney. The total amount due was \$5,865 less \$1,455 classified as uncollectible.

C.) Financial Report: The Board reviewed the September financial statements and general ledger. The Association had a deficit of \$23,505 for the month. Total expenditures were \$27,391. For the year to date, the Association had a deficit to budget of \$3,133. The Association had cash and investments of \$1,235,581.

D.) Draft Budget: The *DRAFT* 2026 budget was approved with no increase in fees. *Motion by Joyce Tatanus, second by Beth Callaghan.* The amount collected will remain at \$295 per quarter. Higher Interest Income and lower Landscaping budgets offset cost of living adjustments in Trash and Electric. The 2026 Pool Season will be one week longer than normal, but should have a minimal impact on the budget due to school scheduling.

E.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. The Board denied a variance request to create a dormer window on the 4th floor of 8816 Ridge Hollow Court. The Board agreed it would not be architecturally consistent with the community. *Motion by Anne Zimmermann, second by Donald Rhodes.*

**IV. Committee Reports:** The Landscape Committee provided a report from the Northern Virginia Soil and Water Conservation District. The District was very pleased with the Association's progress.

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, October 28, 2025  
Page 2

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

**VI. New Business:** The Board discussed the Annual Meeting. It was agreed that the meeting would be held on December 2nd and that future meetings would be held in October on the regular meeting date. Alex Hantke was elected to fill the remaining term of the position formerly held by Joe Collins. There are 3 candidates for the 3 spots opening on the Board.

**VII. Adjournment:** There being no further business, the meeting was adjourned at 7:55 p.m. The next meeting will be the Annual Meeting on December 2, 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. Replace sidewalk in front of 6015-19 Forest Hollow Lane.
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. Check ownership of parking permit #1064.
12. Finley approved for \$16,000 crack fill. **Done.**
13. Provide leaf removal and weed control dates as soon as they are available. Confirm weed control in 2026 contract.