

The Timbers Association
Annual Meeting Minutes
Tuesday, November 14, 2023
@ Pool Clubhouse

The Annual Meeting of the Timbers Association was called to order at 7:00 p.m. by Mr. Collins. Mr. Collins announced that the notice of meeting was mailed to all owners of record as required by the bylaws, and that a quorum was present in person and by proxy.

I. Members Present: The following Board Members were present: Joyce Tatanus, Jeanette Hantke, Joe Collins, Beth Callaghan, Donald Rhodes and Anne Zimmermann. Mr. Callaghan arrived after the meeting began.

II. Others Present: 9 other residents were present at the meeting. Thirty residents returned approved proxies. Ken Eiriksson was present representing East Coast Management. The members of the Board all introduced themselves.

III. Minutes: The minutes of the Annual Meeting of November 22, 2022 were distributed for review. They were previously approved.

IV. Committee Reports: Beth Callaghan was introduced as the head of the Communications Committee. The Association communicates with official notices on Facebook and Twitter. Mr. Rhodes was introduced as the web site coordinator.

Anne Zimmermann and Joyce Tatanus reported that the Landscape Committee has several erosion and landscaping projects in various stages of completion. A grant was recently awarded from the Audubon Society for removal of invasive plant species from the property.

V. Election of Members: Joe Collins and Jeanette Hantke were the only candidates for the two open positions on the Board. Each spoke for a few minutes to introduce themselves to the residents present. They were elected by acclamation. *Motion by Joyce Tatanus, second by Donald Rhodes.*

VI. Treasurer's Report: Mr. Eiriksson provided a brief financial report. At the end of October, the Association's 2023 operating statements showed a deficit of \$34,709. The Association is expected to finish the year with a deficit due to higher pool and trash contact costs. The Association has \$1,025,000 in checking accounts, Money Market accounts, and CDs. Those funds are set aside for replacement of the streets, sidewalks, pool components, lights, and other property features. \$100,000 was spent in 2023 from Replacement Reserves for concrete and paving repairs and pool renovations. The 2024 budget was recently approved with \$20 per quarter increase in fees. Before this increase, the HOA fee has decreased 5.5% in the past 14 years. Delinquent accounts are not a problem for the Timbers. The Association is in excellent financial health.

VII. Open Forum: Residents asked questions regarding snow removal, trash, common area improvements, drainage and other topics of interest. Management was asked to replace the towing signs and add trash cans at the pool parking lot and basketball court.

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Adjournment: There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services