

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, February 23, 2021  
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:10 p.m. by Mr. Callaghan.

**I. Members Present:** The following Board Members were present: Joyce Tatanus, Joe Collins, Jeanette Hantke, Jerry Callaghan, and Beth Callaghan. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

**II. Resident Time:** Management was reminded to install a waste can on Forest Creek Lane.

**III. Committee Reports:** There were no committee reports.

**IV. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors meeting of December 1, 2020 were approved as provided. *Motion by Beth Callaghan, second by Joyce Tatanus.*

B.) Delinquency List: The Board was provided with a delinquency list as of February 17, 2021. Thirteen accounts had a balance for more than the current assessment. The total amount due at the end of the month was \$83,274, less \$1,400 classified as uncollectible. The one account at the attorney paid in full prior to the meeting. Four accounts are being monitored. An updated list was available at the meeting.

C.) Financial Report: The Board reviewed the January financial statements and general ledger. The Association had a surplus of \$69,721 for the month. Total expenditures were \$15,188. For the year to date, the Association has a surplus to budget of \$8,174. The Association had cash and investments of \$1,073,892. The Board agreed to Management's proposal to open two \$250,000 CD's with funds in the CIT and Atlantic Bank accounts. Rates for 1 year are about .4%. *Motion by Jerry Callaghan, second by Beth Callaghan.*

D.) Draft Audit: The 2020 draft audit and accompanying statements were approved after being reviewed in detail. *Motion by Joe Collins, second by Jerry Callaghan.* The Association had an audited surplus of \$31,068. The Board will address the excess unappropriated equity issue during the budget cycle.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Management was reminded to add a waste basket on Forest Creek Lane.

**V. Unfinished Business:** Management will provide a draft trash policy sign for the Board's review. If approved, signs will be installed in trash problem areas.

**VI. New Business:** The Board discussed installing a plaque for Betsy Reagan. The Board discussed snow removal and a home on Hollow Knoll Court that has removed their solar panels, but not the support frame.

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**VII. Adjournment:** There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be on March 23, 2021 at 7:00 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services

## The Timbers Association Pending List

1. Update AECC Guidelines to allow decorative deck post caps (as opposed to a flat railing). Black pickets are permitted. All other deck components must be a natural wood color. White is not permitted. Clarify double hung window rules for Section I and II, including pictures. Bamboo is not allowed. The maximum coverage of non-permeable surfaces in a back yard will be limited to 50% of the total square footage of the back yard. At least 1' must be uncovered along all property lines. Encourage use of permeable materials, or at least to have ground level surfaces rather than elevated. Reference Fairfax County zoning restrictions on blocking water flow and drainage onto adjacent properties. Downspout extensions should terminate at least 3' from all property lines. Garage doors may have small windows on the upper panel with approval. Exact measurements required on applications. No scale drawings.
2. Determine who owns lights in front of houses on Hollow Hill and Ridge Hollow.
3. Get price for playground benches. **\$600 installed.**
4. Fix mulch by WHW mailbox. Fix lawn in corner of HKCt.
5. Restore area by 8757 Ridge Hollow Court. Use leaves by pool.
6. Contact All Rec about broken basketball rim.
7. Can grass be planted in parking area by 8806-08 WHW? **Ann suggested alternative.**
8. Check railing between Hollow Knoll and the playground for rotten wood.
9. Check retaining wall behind Forest Creek Lane?
10. Add railing above the new retaining wall on Willowick, if necessary.
11. Open two \$250,000 CD's with funds in the CIT and Atlantic Bank accounts.
12. Provide a draft trash policy sign for the Board's review.
13. Find a website that sells plaques.