

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, December 2, 2025  
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:45 p.m. by Jerry Callaghan.

**I. Members Present:** The following Board Members were present: Jeanette Hantke, Anne Zimmermann, Beth Callaghan, Alex Hantke, Beth Callaghan and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

**II. Resident Time:** There were no homeowner issues discussed.

**III. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of October 28, 2025 were approved as provided. *Motion by Jeanette, second by Jerry Callaghan.*

B.) Delinquency List: The Board reviewed the delinquency list as of November 30, 2025. Seven owners had a balance on their account for more than the current assessment. One account was at the attorney. The total amount due was \$16,189 less \$1,455 classified as uncollectible.

C.) Financial Report: The Board reviewed the October financial statements and general ledger. The Association had a surplus of \$64,828 for the month. Total expenditures were \$27,151. For the year to date, the Association had a deficit to budget of \$3,472. The Association had cash and investments of \$1,234,045.

D.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. The Board approved installation of gray siding and a gray shaded door at 8717 Ridge Hollow Court. The request for blue siding and a white door were not approved.

**IV. Committee Reports:** There were no Committee reports.

**V. Unfinished Business:** The paving crack filling project will be completed in early December, weather dependent.

**VI. New Business:** There was no new business discussed.

**VII. Adjournment:** There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be the Annual Meeting on January 27, 2026 at the Pool Clubhouse.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services