

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, March 22, 2022  
@ Pool Clubhouse

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

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

**II. Resident Time:** Management was advised that several lights are malfunctioning. Two are Dominion Virginia Energy lights that have been called in. The light at the end of Forest Creek Lane is on constantly. Two other lights on Green Hollow Court will be confirmed by the Callaghans. They may have been recently repaired.

**III. Committee Reports:** The Landscape Committee asked Management to contact the grounds contractor to remind them to keep mulch off the tree trunks. They will also be asked if they have a special spraying program for stiltgrass and when pre-emergents will be added. The landscape enhancement program will resume in the fall. Additional information was provided regarding the cost of weed control in the pollinator areas. Mr. Callaghan asked if dirt could be added to the corner of his parking area.

**IV. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors meeting of February 22, 2022 were approved as provided. *Motion by Beth Callaghan, second by Joe Collins.*

B.) Delinquency List: The Board was provided with a delinquency list as of March 19, 2022. Twenty seven owners had a balance on their account. Seven were for more than the current assessment. Two accounts received parking and attorney warning notices and will be sent to the attorney if payments are not received. The total amount due was \$10,520, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the February financial statements and general ledger. The Association had a deficit of \$28,947 for the month. Total expenditures were \$30,175. For the year to date, the Association has a surplus to budget of \$2,294. Total expenditures were \$26,222. For the year, the Association has a deficit to budget of \$975. The Association had cash and investments of \$1,191,626. The \$251,041 CIT CD that matured on 3/8/22 was redeemed. The proceeds were transferred to the CIT Money Market.

D.) Pool Contract: The Titan Pool Service proposal for 2022 was approved at a cost of \$33,800. For 2023 and 2024, the price will be \$35,400. *Motion by Jeanette Hantke, second by Joe Collins.* The minimum wage went from \$7.50 to \$9 last year and went to \$11 this January. The rate for 2023-24 is not guaranteed against any minimum wage increases above those already planned.

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E.) Automated Chlorinator: The Board also rejected a proposal from Titan Pool Service to install automated chlorine and acid feeder systems in the main and wading pools. The total cost of the feeders would have been \$8,506.

F.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Management will follow up on the construction trash on Winding Hollow Way. Management will confirm whether the retaining wall on Forest Hollow Lane has been repaired.

**V. New Business**: Management announced that a new payment option is now available. A copy of the proposed flyer will be provided to the Board.

**VI. Unfinished Business**: The Board discussed distribution of new parking permits. The Board was asked to confirm whether the wording on the existing permits was good to use again. If so, new permits will be ordered and distributed this summer.

**VII. Adjournment**: There being no further business, the meeting was adjourned at 8:20 p.m. The next meeting will be on April 26, 2022 at 7:00 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services