

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, April 23, 2024
@ Pool Clubhouse

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

I. Members Present: The following Board Members were present: Jerry Callaghan, Beth Callaghan, Joyce Tatanus, Joe Collins and Donald Rhodes. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: Mr. Collins commented on the poor quality of work done by Community Landscape Service. Management will get bids to replace them in 2025. In addition to starting late, CLS is blowing grass clippings in yards and missed part of the property. Management will make arrangements to have the pool deck cleaned and the doors painted.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of March 26, 2024 were approved as provided. *Motion by Joyce Tatanus, second by Beth Callaghan.*

B.) Delinquency List: The Board was provided with a delinquency list as of March 31, 2024. Five owners had a balance on their account for more than the current assessment. Three accounts were at the attorney. The total amount due was \$9,296, less \$3,460 classified as uncollectible.

C.) Financial Report: The Board reviewed the March financial statements and general ledger. The Association had a deficit of \$31,358 for the month. Total expenditures were \$31,825. For the year to date, the Association had an surplus to budget of \$11,574. The Association had cash and investments of \$1,089,235. When the First Citizens CD matures in late May, the proceeds will be transferred to the Truist account.

D.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. Management will get a bid to replace the tree at 8857 Winding Hollow Way and send a letter to the owner.

IV. Committee Reports: Wetland Solutions will complete their invasives project in the next few days. CLS was putting mulch against the bark of trees and shrubs. Management was advised that there is poison ivy behind 8762 Ridge Hollow Court.

V. New Business: Management was advised there was a problem tree behind 8744-46 Ridge Hollow Court.

VI. Unfinished Business: There was no additional unfinished business discussed.

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VII. Adjournment: There being no further business, the meeting was adjourned at 7:40 p.m. The next meeting will be on May 28, 2024 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services