

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, September 27, 2022
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:05 p.m. by Mr. Callaghan.

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

II. Resident Time: Management was advised that the light at the end of Forest Creek Lane is not working. The area was dug up a couple months ago and nothing has happened since.

III. Committee Reports: Susan Hayes completed her work with good results. Management was authorized to have Community Landscape water the areas until it was no longer necessary. The Committee will present additional proposals for work, including drainage work at the next meeting. A proposal was received from Green Steeze for work on the Winding Hollow Way pollinator garden. Ms. Zimmerman will distribute it to board members. Management was asked to provide the cost of the Hollow Knoll Court drainage project.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of August 23, 2022 were approved as provided. *Motion by Joe Collins, second by Beth Callaghan.*

B.) Delinquency List: The Board was provided with a delinquency list as of September 19, 2022. Twenty four owners had a balance on their account. Only one account was for more than the current assessment and is at the attorney. The owner of that home is deceased. The total amount due was \$8,100, less \$1,290 classified as uncollectible.

C.) Financial Report: The Board reviewed the August financial statements and general ledger. The Association had a deficit of \$37,694 for the month. Total expenditures were \$39,383. For the year to date, the Association has a deficit to budget of \$19,011. The Association had cash and investments of \$1,175,152.

D.) Grounds Contract Proposal: The Board tabled discussion of the Community Landscape Service grounds contract proposal. Management will get an updated proposal that includes more frequent mowing. A final decision will be made after leaf removal begins. The new proposal includes a 7.5% increase in 2023 and no increase in 2024. The increase is within the amount budgeted. Management was directed to advise Community that the \$326.50 fuel surcharge was approved, but some members of the Board have been unhappy with service.

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E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. No decisions were made.

V. **New Business**: There was no additional new business discussed.

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

VII. **Adjournment**: There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be on October 25, 2022 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services