

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, July 22, 2025
@ 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: Jeanette Hantke, Anne Zimmermann, Beth Callaghan, Joyce Tatanus, Donald Rhodes and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

II. Resident Time: The owner of 6013 Forest Hollow Lane asked for some help with a large tree and heaved sidewalk in front of her row of homes. Management agreed that the concrete needed to be replaced, but will wait for guidance from the Landscape Committee regarding whether to remove the tree, or cut roots.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of June 24, 2025 were approved as provided. *Motion by Jerry Callaghan, second by Beth Callaghan.*

B.) Delinquency List: The Board reviewed the delinquency list as of June 30, 2025. Four owners had a balance on their account for more than the current assessment. One account is at the attorney. The total amount due was \$5,703 less \$1,455 classified as uncollectible.

C.) Financial Report: The Board reviewed the May financial statements and general ledger. The Association had a deficit of \$57,415 for the month. Total expenditures were \$63,535. For the year to date, the Association had a deficit to budget of \$9,905. Management will review the Property Repairs and Pool line items to see if any of the larger expenses should be coded to Reserves. The Association had cash and investments of \$1,207,202. Management transferred \$250,000 from First Citizens to Truist.

D.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. The Board agreed to charge \$200 for a replacement pass for 8843 Winding Hollow. The vehicle was damaged in an accident. *Motion by Donald Rhodes, second by Jerry Callaghan.* The Board reviewed variance requests from 6004 Forest Hollow Lane. The artificial turf and greenery were not approved, but do not need to be removed unless they are not maintained in good condition. The white rocks in front must be removed and disposed of properly. Mulch should be used where the rocks were removed. The stepping stones may stay as long as they are properly maintained. *Motion by Jerry Callaghan, second by Beth Callaghan.*

IV. Committee Reports: The Landscape Committee

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

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, July 22, 2025
Page 2

VI. New Business: Management was asked to look for storage under plastic in common area behind Smuland and for electric vehicle charging violations at 6060 Hollow Knoll and the end of Ridge Hollow. The Board approved a proposal from Finley Asphalt for 20,000 linear feet of asphalt crack filling. The cost will be \$.80 per foot, or \$16,000 in total and will be paid from Reserves. *Motion by Jerry Callaghan, second by Beth Callaghan.*

VII. Adjournment: There being no further business, the meeting was adjourned at 7:50 p.m. The next meeting will be on August 26, 2025 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association

Pending List

1. Add dirt to the corner of Hollow Knoll Court and end of Forest Creek Court.
2. Add split rail fencing along Green Hollow. **Pending.**
3. Inspect all asphalt and concrete. Sidewalk at 6013 FHL. Remove weeds, fill large cracks.
4. Lights out: Hollow Hill entrance BL 39. 8762 RHC no number. Concrete post. 8762 RHC on side. 8764 RHC on side (across from 8762 light). 6184 FCC. Blue tape for underground breaks on 4 lights. 8811 WHW (no number), 8837 (CO613 AJ56) and 8847 WHW (no number) and 6142 WW (CO613 AJ06). The lights at the pool lot by the gate and in the top left corner of the parking lot are off. **Will have electrician repair.**
5. Follow up on the reimbursement for the light pole on Green Hollow Court.
6. Replace towing signs at the pool. Towing starts at 2 a.m.
7. Follow up with 6183 Green Hollow Court about her deck with white railings, gray flooring and elongated deck posts that may potentially be used for additional lighting.
8. Anne to provide location for tree to be paid for by the owner of 8857 Winding Hollow Way.
9. Have pool building inspected for termites annually.
10. Have attorney draft a resolution for electric vehicles.
11. Trim branches on Forest Creek and Winding Hollow Way growing over the road. A few of the pines on Forest Creek Lane may need to be removed.
12. Look for an oil pan in the parking lot around 6163 Green Hollow Court.
13. Bring sample violation notices for Board members that want to use them. **Done.**
14. Tesla charging station on Hollow Knoll.
15. Replace sidewalk in front of 6015-19 Forest Hollow Lane. Wait for guidance from the Landscape Committee regarding removal of the tree, or trimming roots.
16. \$200 for replacement pass for 8843 Winding Hollow.
17. The artificial turf and greenery at 6004 Forest Hollow Lane were not approved, but do not need to be removed unless they are not maintained in good condition. The white rocks in front must be removed and disposed of properly. Mulch should be used where the rocks were removed. The stepping stones may stay as long as they are properly maintained.
18. Look for storage under plastic in common area behind Smuland and for electric vehicle charging violations at 6060 Hollow Knoll and the lower end of Ridge Hollow.
19. Finley approved for \$16,000 crack fill.