

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, August 26, 2020
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:30 p.m. by Mr. Callaghan.

I. Members Present: The following Board Members were present: Jerry Callaghan, Beth Callaghan, Joyce Tatanus, Jay Santry, Betsy Reagan, and Jeanette Hantke. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

II. Resident Time: Management was asked to have the tall grass trimmed behind Forest Creek Lane. A tree on Forest Creek Lane is leaning toward the road and may need to be removed. Management was asked to respond to a concern from the owner of 6055 Hollow Knoll Court. The drain in the common area is working properly. 6023 Forrest Hollow is overgrown. Management was asked to remove the bushes at the end of Forrest Creek Lane.

III. Committee Reports: The Board approved an amount not to exceed \$1,600 to remove weeds in the pollinator gardens. *Motion by Joyce Tatanus, second by Beth Callaghan.*
Jeanette Hantke resigned from the Landscaping Committee.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of August 4, 2020 were approved as provided. *Motion by Beth Callaghan, second by Jay Santry.*

B.) Delinquency List: The Board was provided with a delinquency list as of July 31, 2020. Eleven accounts had a balance for more than the current assessment. One account is at the attorney. Several others will be sent soon. The total amount due was \$63,612, less \$5,003 classified as uncollectible. An updated list as of August 20th was also provided.

C.) Financial Report: The Board reviewed the July financial statements and general ledger. The Association had a surplus of \$47,913 for the month. Total expenditures were \$38,097. For the year, the Association has a surplus to budget of \$20,120. The Association had cash and investments of \$1,016,133.

D.) Draft Budget: The 2021 budget was approved as provided. *Motion by Jay Santry, second by Betsy Reagan.* There was no increase in fees despite cost of living increases, a substantial reduction in Interest Income, and an increase in the contribution to Replacement Reserves. Those increases were offset by decreases in Electric usage due to LED fixtures, and reduced funding for Common Area Maintenance and Landscaping.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. 6080 Hollow Hill Lane has been advised that their back patio will need to be reduced to 50% of the back yard and will need to be cut back from the fence line. Parking continues to be an issue as well as unauthorized and non-compliant property additions.

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

VI. New Business: Management will research the cost of Little Free Libraries for consideration by the Board. Possible locations were on Ridge Hollow Court. Management was asked to complete additional repairs to the playgrounds. Mulch will be added in #1, and #2. Additional timbers will be added at #2, if necessary. The mulch in #3 will be raked and fluffed. The monkey bars and slide at #2 will be adjusted as discussed. Management will contact All Rec about replacement of the broken basketball rim.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be on September 22, 2020 at 7:30 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association Pending List

1. Update AECC Guidelines to allow decorative deck post caps (as opposed to a flat railing). Black pickets are permitted. All other deck components must be a natural wood color. White is not permitted. Clarify double hung window rules for Section I and II, including pictures. Bamboo is not allowed. The maximum coverage of non-permeable surfaces in a back yard will be limited to 50% of the total square footage of the back yard. At least 1' must be uncovered along all property lines. Encourage use of permeable materials, or at least to have ground level surfaces rather than elevated. Reference Fairfax County zoning restrictions on blocking water flow and drainage onto adjacent properties. Downspout extensions should terminate at least 3' from all property lines. Garage doors may have small windows on the upper panel with approval. Exact measurements required on applications. No scale drawings.
2. Determine who owns lights in front of houses on Hollow Hill and Ridge Hollow.
3. Get price for playground benches. **\$600 installed.**
4. Fix mulch by WHW mailbox. Fix lawn in corner of HKCt.
5. Discuss leaf shredding options with J&M. Restore area by 8757 Ridge Hollow Court. Use leaves by pool.
6. Sidewalk from WHW to Hillside, and between 6172-74, 6182-84 and 6150-52 Forest Creek Court. **Given to electrician. Some progress made. Several underground problems.**
7. Add mulch in playgrounds #1 and #2. Add timbers at #2, if necessary. Rake mulch in #3. Adjust monkey bars and slide at #2. Contact All Rec about broken basketball rim.
8. Can grass be planted in parking area by 8806-08? **Ann suggested alternative.**
9. A corrected letter and apology will be sent regarding debris at 6059 HHL/HKC.
10. Get pictures of other pollinator gardens.
11. Remove the orange fencing by the Willowick wall, if possible.
12. Check railing between Hollow Knoll and the playground for rotten wood.
13. Forest Creek Lane: Trim tall grass behind Joyce/Anne. **Done.** Leaning tree in drive area may need to be removed. Remove the bushes at the end of the road. Check retaining wall behind Forest Creek Lane?
14. Letter to 6055 Hollow Knoll. Drain in common area is working properly. **Done**
15. Letter to 6023 Forrest Hollow. It is overgrown.
16. Are there any board nomination rules?