

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, March 26, 2024
@ Pool Clubhouse

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

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

II. Resident Time: Management was advised that two large piles of plastic bottles were disposed of in the common area behind Hollow Hill Lane. If possible, notices will be put on the mailboxes asking for more information. Management will inspect along Hillside for personal property outside fences and a fallen fence. Personal property including toys are being stored in front of 8754 Ridge Hollow Court.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of February 27, 2024 were approved as corrected. Ms. Hantke was not present and the investment dates noted were incorrect. *Motion by Beth Callaghan, second by Anne Zimmermann.*

B.) Delinquency List: The Board was provided with a delinquency list as of March 19, 2024. Six owners had a balance on their account for more than the current assessment. One account was at the attorney. 18 owners on the list owed for the increase in the quarterly assessment. The total amount due was \$9,661, less \$2,555 classified as uncollectible.

C.) Financial Report: The Board reviewed the February financial statements and general ledger. The Association had a deficit of \$24,451 for the month. Total expenditures were \$25,728. For the year to date, the Association had an surplus to budget of \$9,039. The Association had cash and investments of \$1,108,003.

D.) Draft Audit: The Draft 2023 audit and accompanying statements were reviewed and approved. *Motion by Joe Collins, second by Joyce Tatanus.* The Association had a deficit of \$45,540. Most of the deficit was related to common area maintenance and the Trash Contract. The Board discussed Ken Eiriksson's role as a Director and Officer of Allen Taylor Enterprises. Mr. Eiriksson explained that he did not have a financial interest and has resigned as Registered Agent.

E.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. Management was reminded to send a letter to 8746 Ridge Hollow Court regarding use of their reserved space. Management will complete a lighting inspection update after the meeting.

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, March 26, 2024
Page 2

IV. Committee Reports: Wetland Solutions will be out for a second visit after more growth has occurred. Mr. Rhodes was asked to add before and after pictures of the area to the website.

V. New Business: The Board declined a request for a white garage door at 6184 Forest Creek Court. *Motion by Jeanette Hantke, second by Joyce Tatanus.* The house has brown trim and the garage door should match the trim on the home. The door was replaced without approval. Management will contact Community Landscape Service about adding weed control to the 2024 contract and for an aerate and seed proposal.

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

VII. Adjournment: There being no further business, the meeting was adjourned at 7:35 p.m. The next meeting will be on April 23, 2024 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services