

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, October 22, 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, Donald Rhodes, Anne Zimmermann, Beth Callaghan, Joyce Tatanus, Joe Collins and Jeanette Hantke. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

**II. Resident Time:** Management was reminded about two potholes.

**III. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of September 24, 2024 were approved as provided. *Motion by Joyce Tatanus, second by Beth Callaghan.*

B.) Delinquency List: The Board reviewed the delinquency list as of September 30, 2024. Fourteen owners had a balance on their account at the end of the quarter. Two owners owe for more than the current assessment. Two accounts were at the attorney. The total amount due was \$5,680, less \$3,460 classified as uncollectible.

C.) Financial Report: The Board reviewed the September financial statements and general ledger. The Association had a deficit of \$20,390 for the month. Total expenditures were \$21,876. For the year to date, the Association had a surplus to budget of \$19,610. Most of the surplus is due to non-payment of the Grounds Contract which was discussed. The Board agreed that a 2-3 month credit for missed service would be appropriate. The Association had cash and investments of \$1,121,709.

D.) Grounds Contract Proposals: The Board approved a 3 year contract with Blade Runners for the grounds maintenance and snow removal contracts. *Motion by Jeanette Hantke, second by Jerry Callaghan (6-0-1 Tatanus).* The cost for 3 years will be \$83,300 per year with no cost of living increases. Management will confirm that the contracts can be amended to include a bobcat available after 4" of snow, and that sale of the business may allow for termination of the contract. The 2025 budget for the grounds contract is \$92,600.

E.) AECC Guidelines: After discussion, the Board approved the updated AECC Guidelines, Version XI. *Motion by Joyce Tatanus, second by Joe Collins.* Management will provide the draft version to Ms. Tatanus for final formatting before it is made available.

F.) Annual Meeting: The November 12th meeting is the Annual Meeting. Ms. Zimmermann and Mr. Rhodes agreed to run for election again. The Annual Meeting package will be mailed as soon as possible.

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G.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. There were no decisions made.

IV. **Committee Reports**: Removal of invasives along Timber Hollow Lane was completed.

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

VI. **New Business**: Management was advised an electric vehicle charging station was installed in the common area along Ridge Hollow Court. The owner will be advised to remove it immediately. Management will ask the attorney to draft a resolution for electric vehicles. The current policy is to allow only electric cables in common areas and then only with a heavy duty cord cover. No other equipment will be allowed on HOA property. Management was authorized to have an electrician begin repairing watch lights that have not been repaired by Dominion Virginia Power despite numerous requests. Most will involve heavy tree root issues and new wiring.

VII. **Adjournment**: There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be the Annual Meeting on November 12, 2024 at the Pool Clubhouse.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services