

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, March 28, 2023
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:00 p.m. by Mr. Callaghan.

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

II. Resident Time: Management was asked to follow up on the reimbursement for a damaged electric pole on Green Hollow Court. Management will also follow up with Dominion Electric and Verizon regarding light and box issues. Management will confirm that the railing at the end of Hollow Knoll has been repaired.

III. Committee Reports: The Landscape Committee was asked to provide a top 5 or 10 priority projects to be completed in the next 24 months. Management will contact Community Landscape about any products they apply specifically for stiltgrass. Ms. Zimmermann will review her notes as well.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of February 28, 2023 were approved as provided. *Motion by Beth Callaghan, second by Joe Collins.*

B.) Delinquency List: The Board was provided with a delinquency list as of March 24, 2023. Five owners had a balance on their account for more than the current assessment. One account is at the attorney. That property is on the market to be sold. Three others accounts are being monitored. The total amount due is \$10,500, less \$1,290 classified as uncollectible.

C.) Financial Report: The Board reviewed the February financial statements and general ledger. The Association had a deficit of \$37,389 for the month. Total expenditures were \$38,677. For the year to date, the Association has a surplus to budget of \$5,454. The Association had cash and investments of \$1,143,315.

D.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Management was provided with more specific information about the bamboo in the common area on Forrest Hollow Lane. The Board declined a suggestion to repave the basketball courts. Management will have the courts cleaned and signage added as discussed.

V. **New Business:** Management will follow up on the new leak in the meeting room. Management advised the Board that Titan Pool Service will no longer provide snow plowing services.

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VI. Unfinished Business: There was no additional unfinished business discussed. It was confirmed that there are no lawn chemical treatments in the current grounds contract.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:35 p.m. The next meeting will be on April 25, 2023 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services