

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, June 28, 2022
@ 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. Collins.

I. Members Present: The following Board Members were present: Joyce Tatanus, Joe Collins, Donald Rhodes, Jeanette Hantke, and Beth Callaghan. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

II. Resident Time: The owner of 8857 Winding Hollow Way was present to ask to have a tree removed in front of his home because it blocked his view and made his home dark. Management advised that the tree had been inspected by the Landscape Committee and was healthy and not interfering with the home. Management will trim some lower branches to provide additional clearance for vehicles and pedestrians, if necessary. Mr. Rhodes advised Management that the tree in the corner of Hollow Knoll Court also needed similar pruning.

III. Committee Reports: The Communications Committee will provide information regarding parking permits and 4th of July trash collection. The Board approved a \$2,500 estimate from the Landscape Committee to provide erosion plans for Forrest Hollow Lane and Willowick Lane. *Motion by Joe Collins, second by Donald Rhodes.* The plans will include cost estimates for the work. The Committee reported that the stilt grass was not long enough to pull from the butterfly gardens and would be removed at a later date.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of May 24, 2022 were approved as provided. *Motion by Beth Callaghan, second by Joyce Tatanus.*

B.) Delinquency List: The Board was provided with a delinquency list as of June 21, 2022. Twenty one owners had a balance on their account. One was for more than the current assessment. Six were for resale documents and will be collected at settlement. The total amount due was \$6,725, less \$1,290 classified as uncollectible. After parking permits were distributed, there were only two owners with a balance on their account for HOA fees.

C.) Financial Report: The Board reviewed the May financial statements and general ledger. The Association had a deficit of \$31,730 for the month. Total expenditures were \$33,161. For the year to date, the Association has a surplus to budget of \$1,020. The Association had cash and investments of \$1,196,721.

D.) Pool Roof Replacement Bids: The Board approved a proposal from Douglas Roofing to replace the roof using standard specifications and Landmark 30 year shingles. The cost of the work will be \$14,985. Douglas bid did not include the ridge vent at the top of the roof per Management's request. *Motion by Joe Collins, second by Beth Callaghan.* The work will be done in the fall after the pool is closed. Bids for siding will also be obtained.

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E.) Parking Permit Update: Over 50 owners have not picked up their replacement parking permits. The Board agreed to notify owners that the old permits are no longer valid and vehicles are subject to towing. At the request of Management, Dominion will not be advised to tow for expired permits until after the 4th of July holiday. Replacement permits will be distributed by Management. A \$20 service fee will be charged for permits.

F.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List.

V. **New Business**: There was no additional new business discussed.

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

VII. **Adjournment**: There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be on July 26, 2022 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association Pending List

1. Update AECC Guidelines. Allow decorative post caps (as opposed to a flat railing) and black pickets on decks. All other deck components must be a natural wood color, not white. Clarify double hung window rules for Section I and II, including pictures. No bamboo. Maximum coverage of non-permeable surfaces in a back yard will be limited to 50% of the total square footage. At least 1' must be uncovered along all property lines. Encourage use of permeable materials and ground level surfaces rather than elevated. Reference Fairfax 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. Update with garage colors and trim colors for garage homes. Exact measurements required on applications. No scale drawings. Walkout window wells up to 4' are ok.
2. Add railing above the new retaining wall on Willowick, if necessary.
3. Find out how Fairfax County tracks owners of improperly disposed appliances.
4. Inspect driveways during the site inspection.
5. Follow up on Hydroblox.
6. Fix erosion at end of Forest Creek Court.
7. Add dirt to the corner of parking area on Hollow Knoll Court and Forrest Creek Court.
8. Check our erosion repair at 6034 THL.
9. Advise residents that all permits must be replaced by June 28th. The towing company will begin enforcing the new permits on July 1st.
10. Prune tree in front of 8857 WHW and in the corner of HKC to provide additional clearance for vehicles and pedestrians, if necessary.
11. Siding and gutter bids for pool clubhouse.
12. Sidewalk at 6013 FHL.
13. Light out at 8849 WHW.