

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, November 14, 2023
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:45 p.m. by Mr. Callaghan.

I. Members Present: The following Board Members were present: Jerry Callaghan, Beth Callaghan, Jeanette Hantke, Joyce Tatanus, Joe Collins, Donald Rhodes and Anne Zimmermann. Ken Eiriksson was present representing East Coast Management. 4 other residents were present.

II. Resident Time: Management was advised that the owner of 6004 Forest Hollow Lane replaced his back patio with concrete and damaged the common area in the process.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of October 24, 2023 were approved as corrected. The grant to remove invasive plants was awarded by the Audubon Society, not Fairfax County. *Motion by Joyce Tatanus, second by Beth Callaghan.*

B.) Delinquency List: The Board was provided with a delinquency list as of November 8, 2023. Seven owners had a balance on their account for more than the current assessment. One account is at the attorney. One other account will be sent if no payment is received this month. The total amount due at the end of the month was \$69,728, less \$2,555 classified as uncollectible.

C.) Financial Report: The Board reviewed the October financial statements and general ledger. The Association had a surplus of \$62,942 for the month. Total expenditures were \$27,397. For the year to date, the Association has a deficit to budget of \$34,709. The Association had cash and investments of \$1,024,384.

D.) Solar Panel Request: Management has continued to receive correspondence regarding the request to add solar panels at 6043 Hollow Knoll Court. The owner was asked to provide documentation that the 2018 guidelines quoted as a reason that the system can not be altered without substantially reducing output was a County requirement, or VA law. Unless it is one or the other, the request will not be approved.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. More information regarding the board personal information reporting requirements will be provided as it is made available.

IV. Committee Reports: The Board approved a proposal from Wetlands Solutions to remove invasive plants. The total cost for 3 visits will not exceed \$9,000. *Motion by Anne Zimmermann, second by Jerry Callaghan.* The Committee was thanked for their work on this project and the Audubon grant.

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- 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 8:05 p.m. The next meeting will be on January 23, 2024 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services