

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, January 28, 2025  
@ Pool Clubhouse

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

**I. Members Present:** The following Board Members were present: Donald Rhodes, Anne Zimmermann, Beth Callaghan, Joyce Tatanus and Jeanette Hantke. Jerry Callaghan participated by phone. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

**II. Resident Time:** The owners of 6155 Green Hollow Court asked for a discount on the replacement of their parking permit which was lost in another area of the property. After discussion later in the meeting, the Board agreed to reduce the replacement cost to \$200. *Motion by Anne Zimmermann, second by Jeanette Hantke.* Third permits will be replaced this summer. All other parking permits are expected to be replaced in 2026.

**III. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of October 22, 2024 and the Annual Meeting of November 12, 2024 were approved as provided. *Motion by Beth Callaghan, second by Anne Zimmermann.*

B.) Delinquency List: The Board reviewed the delinquency list as of December 31, 2024. Twenty five owners had a balance on their account at the end of the quarter. Three owners owe more than the current assessment. Two accounts were at the attorney. The total amount due was \$6,632, less \$3,460 classified as uncollectible.

C.) Financial Report: The Board reviewed the December financial statements and general ledger. The Association had a deficit of \$17,762 for the month. Total expenditures were \$25,139. For the year, the Association had an unaudited surplus of \$33,276. The Association had cash and investments of \$1,159,434.

D.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. There were no decisions made. Management was directed to prune the shrubs at the entrance to Forest Hollow Lane. The lighting problem there and in other areas is being addressed by a contractor. The Landscaping Committee will add the row of homes beginning at 6149 Green Hollow Court to their drainage project list. The area is flat and does not drain well, but most of the water is from homes in that row. The water does not stay on the ground for more than 24 hours which is the County standard for ponding water.

**IV. Committee Reports:** There were no committee reports.

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, January 28, 2025  
Page 2

**V. Unfinished Business:** The Board declined to consider adding hand railings to the paths from the property to Hillside Road. It was felt the railings could potentially become a liability and there has only been one request from one owner in at least 10 years. The paths were built to code and specifically constructed so that hand rails would not be needed.

**VI. New Business:** The Board confirmed that Jeanette Hantke would replace Joe Collins as Vice President of the Board. *Motion by Jeanette Hantke, second by Beth Callaghan.* Management advised the Board that Community Landscape did not complete their final leaf removal after Christmas as promised. Management will follow up for the work to be done, or for reimbursement of the December contract payment. The Board was advised that Allen Taylor Enterprises was used to assist with ice treatments because Blade Runners was out of ice melt and so that ice patches near property entrances could be broken up more effectively.

**VII. Adjournment:** There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be on February 25, 2025 at the Pool Clubhouse.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services