

**The Timbers Association**  
**Annual Meeting Minutes**  
**Tuesday, November 12, 2024**  
**@ Pool Clubhouse**

The Annual Meeting of the Timbers Association was called to order at 7:00 p.m. by Mr. Collins. Mr. Collins announced that the notice of meeting was mailed to all owners of record as required by the bylaws, and that a quorum was present in person and by proxy.

**I. Members Present:** The following Board Members were present: Joyce Tatanus, Joe Collins, Beth Callaghan, Donald Rhodes and Anne Zimmermann.

**II. Others Present:** 9 other residents were present at the meeting. Twenty eight residents returned approved proxies. Ken Eiriksson was present representing East Coast Management. The members of the Board all introduced themselves.

**III. Minutes:** The minutes of the Annual Meeting of November 14, 2023 were distributed for review. They were previously approved.

**IV. Committee Reports:** Beth Callaghan was introduced as the head of the Communications Committee. The Association communicates with official notices on Facebook and Twitter. Mr. Rhodes was introduced as the web site coordinator. He has served for over 25 years. Anne Zimmermann and Joyce Tatanus reported that the Landscape Committee has several invasive plant, erosion and landscaping projects in various stages of completion. A grant is pending from the Audubon Society for removal of invasive plant species from the property. Management provided updates on the grounds contract, lighting, the pool facility and the updated AECC Guidelines.

**V. Election of Members:** Donald Rhodes and Anne Zimmermann were the only candidates for the two open positions on the Board. Each spoke for a few minutes to introduce themselves to the residents present. They were elected by acclamation. *Motion by Joyce Tatanus, second by Joe Collins.*

**VI. Treasurer's Report:** Mr. Rhodes provided a brief financial report. At the end of October, the Association's 2023 operating statements showed a surplus of \$33,887. The Association is expected to finish the year with a surplus due to reduced payments on the Grounds Contract and no Snow Removal costs. The Association has \$1,145,000 in checking accounts, money market accounts, and CDs. Those funds are set aside for replacement of the streets, sidewalks, pool components, lights, and other property features. The 2025 budget was approved with \$15 per quarter increase in fees.

**VII. Open Forum:** A resident asked whether a hand rail could be installed on the sidewalk from Winding Hollow to Hillside.

**Adjournment:** There being no further business, the meeting was adjourned at 7:35 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services