

**The Timbers Association**  
Annual Meeting Minutes  
Tuesday, October 26, 2021  
@ Pool Clubhouse

The Annual Meeting of the Timbers Association was called to order at 7:00 p.m. by Mr. Callaghan. Mr. Callaghan 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: Jerry Callaghan, Joyce Tatanus, Jeanette Hantke, Joe Collins, Beth Callaghan and Anne Zimmermann.

**II. Others Present:** 12 other residents were present at the meeting. Thirty residents returned approved proxies. Ken Eiriksson was present representing East Coast Management. The members present all introduced themselves.

**III. Minutes:** There was no Annual Meeting in 2020.

**IV. Committee Reports:** Beth Callaghan reported on behalf of the Communications Committee. The Association communicates with official notices on Facebook, Twitter and the community web page. Email is no longer used because the list became obsolete due to lack of participation by residents. It is also extremely difficult to keep an email address list up to date with all the moves and other changes that occur.

Anne Zimmermann and Joyce Tatanus reported that the Landscape Committee has several projects in various stages of completion. A large landscaping project was just completed. Additional new landscaping will be added in the parking areas beginning next fall. Management also has an extensive list of tasks to complete on behalf of the Committee.

**V. Election of Members:** Anne Zimmermann, Milan Sturgis and Donald Rhodes were candidates for the two open positions on the Board. Each spoke for a few minutes to introduce themselves to the residents present. An election committee of 2 members counted the ballots and determined that Anne Zimmermann and Donald Rhodes would be board members. Only two votes separated first and third place.

**VI. Treasurer's Report:** Mr. Eiriksson provided a brief financial report. At the end of September, the Association's 2021 operating statements showed a surplus of \$4,843. The Association is expected to finish the year with a surplus due to low Snow Removal and Administrative expenses. The Association has \$1,128,000 in checking accounts, Money Market accounts, and CDs. \$952,000 of that is currently set aside for future replacement of the streets, sidewalks, pool, lights, and other property components. \$250,000 was spent in the past few years from Replacement Reserves for concrete and paving on the first 3 streets, lighting, pool repairs, playgrounds and drainage. The 2022 budget was recently approved with no change in fees. Coupons for the new fiscal year will be mailed later this year. There are currently about 10 owners that together owe the Association a total of about \$5,000. Delinquent accounts are not a problem for the Timbers.

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**VII. President's Report:** Mr. Callaghan thanked the Board for their service and support over the past year. He discussed snow removal and trash issues. Trash collection and illegal dumping remain a problem in the community and the support of all residents to identify illegal dumping was requested.

**VIII. Open Forum:** Residents asked questions regarding snow removal, trash common area improvements, drainage and other topics of interest.

**Adjournment:** There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services