

**The Timbers Association**  
**Annual Meeting Minutes**  
**Tuesday, November 22, 2022**  
**@ 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, Donald Rhodes and Anne Zimmermann.

**II. Others Present:** 4 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:** The minutes of the Annual Meeting of October 25, 2021 were distributed for review. They were previously approved.

**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. Volunteers are needed to ensure regular distribution of the newsletter. Donald Rhodes discussed the community web page and the recent migration of the page to a new host to get better service.

Anne Zimmermann and Joyce Tatanus reported that the Landscape Committee has several erosion and landscaping projects in various stages of completion. A large landscaping project was just completed around the parking areas.

**V. Election of Members:** Jerry Callaghan, Beth Callaghan and Joyce Tatanus were candidates for the three open positions on the Board. Each spoke for a few minutes to introduce themselves to the residents present. Since there were three candidates for the three positions, they were elected by acclamation. *Motion by Joe Collins, second by Donald Rhodes.*

**VI. Treasurer's Report:** Mr. Eiriksson provided a brief financial report. At the end of October, the Association's 2022 operating statements showed a deficit of \$34,020. The Association is expected to finish the year with a deficit due to higher pool and trash contact costs. The Association has \$1,076,000 in checking accounts, Money Market accounts, and CDs. \$1,020,000 of that is currently set aside for future replacement of the streets, sidewalks, pool components, lights, and other property features. \$150,000 was spent in 2022 from Replacement Reserves for concrete and paving repairs, pool renovations and retaining wall repairs. The 2023 budget was recently approved with no change in fees. Coupons for the new fiscal year will be mailed later this year. The HOA fee has decreased 5.5% in the past 13 years. There is only 1 owner that is significantly delinquent. 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. He also discussed the grounds contract and changes planned in 2023 that are expected to improve service.

**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