

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, August 22, 2023
@ Pool Clubhouse

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

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

II. Resident Time: A resident from Timber Hollow Lane asked if the HOA could add weed control and overseeding to the grounds contract. His request for overseeding will be taken under advisement. Weed control has been discussed and will be added to the contract. The pool furniture needs to be cleaned or replaced. The pool lights will be upgraded this fall along with door painting and possibly a new hot water heater. Two residents complained that the lifeguard was closing the pool to all swimmers 15 minutes before closing. Management will contact the pool company. Management was advised there is a pothole in the entrance of Hollow Hill Lane and by 6050 Hollow Knoll Court.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of July 25, 2023 were approved as provided. *Motion by Beth Callaghan, second by Anne Zimmermann.*

B.) Delinquency List: The Board was provided with a delinquency list as of July 31, 2023. Four owners had a balance on their account for more than the current assessment. Two accounts are at the attorney. The total amount due was \$17,045, less \$2,555 classified as uncollectible.

C.) Financial Report: The Board reviewed the July financial statements and general ledger. The Association had a surplus of \$50,320 for the month. Total expenditures were \$34,267. For the year to date, the Association has a deficit to budget of \$10,441. The Association had cash and investments of \$1,031,779. The draft budget will be provided at the September meeting.

D.) Mulch Proposal: The Board approved a proposal from Community Landscape Services to mulch the left side and around the corner from the entrance to Forest Hollow Lane. *Motion by Joe Collins, second by Beth Callaghan.* The total cost of the work will be \$2,150. Mulch will provide a base for future landscaping and will improve the appearance of the area.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Snow removal proposals will be solicited from Community Landscape and at least 1 vendor that specializes in snow removal. Titan Pool Service will not be plowing this winter.

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IV. Committee Reports: Ms. Zimmermann met with an Audubon Society representative about grants available for invasive control. The area that will be targeted is from Hillside Road behind homes on Winding Hollow Way and along the creek to Green Hollow Court. Management will contact Community Landscape to see if they have a certified herbicide applicator with experience with Porcelain berry, autumn olive, English ivy and Multiflora rose. Management will also find out if Community has a native species landscaping expert and provide contact information to Ms. Zimmermann.

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 7:55 p.m. The next meeting will be on September 26, 2023 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services