

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, October 24, 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: Jerry Callaghan, Jeanette Hantke, Joyce Tatanus, Joe Collins, Donald Rhodes and Anne Zimmermann. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: Management was advised that several lights were out. The lighting survey will be updated after Daylight Savings time ends. Management was asked to follow up on construction dumping on Hollow Knoll Court. Paint cans were dumped at 8756 Ridge Hollow. The property is being renovated. Management will follow up on reported dead and leaning trees along Forest Creek Lane.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of September 26, 2023 were approved with a typo corrected. *Motion by Joyce Tatanus, second by Beth Callaghan.*

B.) Delinquency List: The Board was provided with a delinquency list as of September 30, 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 \$10,045, less \$2,555 classified as uncollectible.

C.) Financial Report: The Board reviewed the September financial statements and general ledger. The Association had a deficit of \$38,280 for the month. Total expenditures were \$38,900. For the year to date, the Association has a deficit to budget of \$38,651. The Association had cash and investments of \$1,021,546. Management will provide copies of Allen Taylor Enterprises invoices for the Board's review.

D.) Snow Plowing: The proposal from Community Landscape Services (CLS) for snow plowing services was approved as provided. *Motion by Jerry Callaghan, second by Joyce Tatanus.* Emery Snow Removal declined to bid due to the size of the property. Titan Pool Service is no longer providing snow plowing services. The Board agreed to allow Titan to park their Bobcat on the pool deck if Titan would deliver sand boxes around the property.

E.) The November meeting is the Annual Meeting. Board terms for Joe and Jeanette are expiring. The budget will be mailed with the meeting notice. Refreshments will not be served.

F.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List.

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IV. Committee Reports: Ms. Zimmermann announced that the grant from the Audobon Society was approved. The committee is waiting for bids for that and other work. The Board agreed to have Trees Please examine several common area trees. *Motion by Anne Zimmermann, second by Joyce Tatanus.* The pine tree at the entrance to Hollow Knoll Court will be included with the other two trees identified.

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 8:25 p.m. The next meeting will be the Annual Meeting on November 14, 2023 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services