

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, February 24, 2026
@ Pool Clubhouse

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

I. Members Present: The following Board Members were present: Jeanette Hantke Anne Zimmermann, Joyce Tatanus, Beth Callaghan, Alex Hantke, Beth Callaghan and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

II. Resident Time: The Board discussed snow removal operations. The contractor will not be used again after this year. Residents will be reminded again to stop dumping snow and ice into empty parking spaces and into the street. The owner of 6076 Hollow Knoll Court asked for assistance with a sink hole near her property. Management stated that the hole appeared to begin on their property and may be related to a downspout extension. The Board will review the area before a final decision was made. The owner also asked about a third permit and was told to contact the Management office.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meetings of December 2, 2025 were approved with one correction. Ms. Hantke's last name was omitted in a motion. *Motion by Jeanette Hantke, second by Anne Zimmermann.* Also approved as provided were the minutes of the Annual Meeting of the same date. *Motion by Jeanette Hantke, second by Anne Zimmermann.* The January meeting was canceled.

B.) Delinquency List: The Board reviewed the delinquency list as of February 20, 2026. Six owners had a balance on their account for more than the current assessment. One account was at the attorney. The total amount due at the end of the year was \$15,198 less \$1,455 classified as uncollectible.

C.) Financial Report: The Board reviewed the January financial statements and general ledger. The Association had a surplus of \$67,667 for the month. Total expenditures were \$25,061. For the year to date, the Association had a deficit to budget of \$2,355. The Association had cash and investments of \$1,256,448.

D.) Draft Audit: The Draft 2025 audit was discussed and approved. The Association had an audited deficit of \$752. *Motion by Jerry Callaghan, second by Joyce Tatanus.*

E.) Tree Work: The Board approved a \$4,600 proposal from Davey Tree Service to cut to grade three pines at the corner of Willowick Lane that were identified as hazards by the Association's arborist. *Motion by Joyce Tatanus, second by Jerry Callaghan.* The Landscape Committee and Management will review the remaining work proposed by the contractors and make recommendations on which trees to prune/remove and which contractor to do the work.

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F.) Correspondence/Pending List: The remaining exhibits are copies of other correspondence sent or received since the last meeting and Management's Pending List. No decisions were made.

IV. **Committee Reports**: The Board approved a \$5,500 addition to the contract with Wetland Solutions to remove ivy in the common areas. *Motion by Jerry Callaghan, second by Beth Callaghan.* The Committee is working with Fairfax County to obtain free trees to add to the common areas.

V. **Unfinished Business**: There was no unfinished business discussed.

VI. **New Business**: There was no new business discussed.

VII. **Adjournment**: There being no further business, the meeting was adjourned at 8:05 p.m. The next meeting will be on March 24, 2026 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services