

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, January 30, 2024  
@ 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. Mr. Callaghan arrived later.

**I. Members Present:** The following Board Members were present: Jerry Callaghan, Beth Callaghan, 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:** There were no homeowner issues discussed.

**III. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of November 14, 2024 and the Annual Meeting minutes of the same date were approved as provided. *Motion by Anne Zimmermann, second by Beth Callaghan.*

B.) Delinquency List: The Board was provided with a delinquency list as of December 31, 2023. Seven owners had a balance on their account for more than the current assessment. Three accounts were at the attorney. The total amount due at the end of the year was \$12,785, less \$2,555 classified as uncollectible.

C.) Financial Report: The Board reviewed the December financial statements and general ledger. The Association had a deficit of \$14,901 for the month. Total expenditures were \$32,344. For the year, the Association had an unaudited deficit to budget of \$39,119. The Association had cash and investments of \$1,016,893.

D.) Landscape Contract: Management advised the Board that they would be contacting Community Landscape Service regarding their poor service since the company was sold last spring. Leaf removal operations were late and only resulted in two leaf removals rather than the 6 included in the contract. Recent snow removal efforts were less than adequate as they were late to plow after both storms and they only spread sand after the first storm. They will be advised that the contract will not be renewed and Management will begin looking for a suitable replacement.

E.) Trash Contract: Trash Away provided an \$800 credit for the missed collection day during the Christmas and New Years Holidays. They followed that up with a low 2% rate increase notice. Management explained that they were having personnel and personal issues.

F.) Project Approval Request: The owners of 6004 Forrest Hollow Lane requested approval for new siding and trim on their home. Management did not approve the request because the white door and reflective storm door were not approved and did not complement the siding and trim colors. The Board approved the siding and trim, but not the doors. *Motion by Joyce Tatanus, second by Jerry Callaghan.*

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, January 30, 2024  
Page 2

G.) Correspondence/Pending List: The Board reviewed correspondence from the owner of 6052 Hollow Hill Lane in which he responded to a letter about unauthorized changes to the front yard. After discussion, the Board agreed that the drains onto the sidewalk and into their neighbor's yards would need to be removed. The sections of planters directly adjacent to the sidewalk must be removed. Evergreen foundation shrubs would need to be planted and the wall would need to be repainted a woodtone or other neutral color after approval.

**IV. Committee Reports:** Wetlands Solutions will be on the property the next two days to begin removing invasive plants. Management will scan the flyers provided by the Audubon Society so they can be added to the website. Donald Rhodes and Anne Zimmermann will take photos so that obligations of the grant can be met.

**V. New Business:** There was no additional new business discussed.

**VI. Unfinished Business:** The board agreed that no additional work would be done on the white oak behind 6052 Hollow Knoll Court until after it is inspected by the arborist that will be inspecting the ornamental tree on Winding Hollow Way.

**VII. Adjournment:** There being no further business, the meeting was adjourned at 8:25 p.m. The next meeting will be on February 27, 2024 at the Pool Clubhouse.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services