

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, September 22, 2020  
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:30 p.m. by Mr. Collins.

**I. Members Present:** The following Board Members were present: Joyce Tatanus, Joe Collins, Betsy Reagan, and Jeanette Hantke. Jay Santry, Jerry Callaghan, Beth Callaghan arrived later. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

**II. Resident Time:** Management was advised that the leaning tree on Forest Creek Lane is now dead.

**III. Committee Reports:** Weeding of the pollinator gardens will be done this coming weekend beginning at 8 a.m. The areas will be more clearly outlined to improve maintenance in surrounding areas. The Communications Committee provided an update on the Little Free Library project. A newsletter and trash notice will be distributed soon. Management will prepare the trash notice. Board members were asked to provide detailed summaries of any articles they would like in the newsletter.

**IV. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors meeting of August 4, 2020 were approved as provided. Motion by *Joyce Tatanus*, second by *Betsy Reagan*.

B.) Delinquency List: The Board was provided with a delinquency list as of September 21, 2020. Nine accounts had a balance for more than the current assessment. One account is at the attorney. Several others will be sent soon. The total amount due was \$11,379, less \$5,003 classified as uncollectible.

C.) Financial Report: The Board reviewed the August financial statements and general ledger. The Association had a deficit of \$33,699 for the month. Total expenditures were \$34,699, including a new pool pump that could have been classified as a reserve expense. For the year, the Association has a surplus to budget of \$12,731. The Association had cash and investments of \$1,034,427.

D.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. A request to install a 7' tall pergola in a back yard was approved. It will meet the size guidelines for sheds. 6080 Hollow Hill Lane will make alterations to the back yard to address the oversized patio, spacing from the fence, and downspout issues.

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

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**VI. New Business:** Management advised the Board that bids would be solicited for the lawn contract. A bid from J&J Landscaping will be included at the request of Joyce Tatanus. Mr. Santry announced that he may be leaving the community and would be resigning from the Board. His term expires this month and he did not choose to stay on until the postponed Annual Meeting in the spring. There are currently 7 Board members, so a replacement was not discussed. Mr. Santry was thanked for his service.

**VII. Adjournment:** There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be on October 27, 2020 at 7:30 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services