

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, July 23, 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 Joe Collins. Mr. Callaghan arrived shortly after the meeting began.

I. Members Present: The following Board Members were present: Jerry Callaghan, Beth Callaghan, Joyce Tatanus, Joe Collins, Anne Zimmermann, Jeanette Hantke and Donald Rhodes. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: A resident commented that the pool furniture needed to be cleaned. Two trees near 8710 Ridge Hollow Court need attention. One is dead and the other may be.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of June 25, 2024 were approved as provided. *Motion by Joyce Tatanus, second by Beth Callaghan.*

B.) Delinquency List: The Board was provided with a delinquency list as of June 30, 2024. Six owners had a balance on their account for more than the current assessment. Three accounts were at the attorney. Two others will be sent if the July payment is not made on time. The total amount due was \$7,726, less \$3,460 classified as uncollectible.

C.) Financial Report: The Board reviewed the June financial statements and general ledger. The Association had a deficit of \$41,362 for the month. Total expenditures were \$48,369. For the year to date, the Association had a surplus to budget of \$9,376. The Association had cash and investments of \$1,085,993.

D.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. There were no decisions made.

E.) AECC Guidelines: The Board spent the remainder of the meeting editing the AECC Guidelines.

IV. Committee Reports: There was no Landscape Committee report.

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

VI. Unfinished Business: There was no additional unfinished business discussed.

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VII. Adjournment: There being no further business, the meeting was adjourned at 8:45 p.m. The next meeting will be on August 27, 2024 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association

Pending List

1. Allow decorative deck post caps (as opposed to a flat railing) and black pickets. All other deck components must be a LIGHT, natural wood color, including stains. No bamboo. Maximum non-permeable surface in back yards limited to 50% of total square footage. At least 1' must be uncovered along all property lines. Encourage use of permeable materials and non-elevated surfaces. Reference Fairfax restrictions on water flow and drainage onto adjacent properties. Downspout extensions should end 3' + from property lines. Garage doors may have small windows on the top panel. Update garage colors and trim colors for garages. Exact measurements required on applications. No scale drawings. Walkout window wells up to 4' ok.
2. Add dirt to the corner of Hollow Knoll Court and end of Forrest Creek Court.
3. Add split rail fencing along Green Hollow. **Pending.**
4. Inspect all asphalt and concrete. Sidewalk at 6013 FHL. Crack fill or resurface? Repair potholes by the second speed bump on Willowick and on Forest Hollow near Winding Hollow.
5. Lights out: Hollow Hill entrance BL 39. 8762 RHC no number. Concrete post. 8762 RHC on side. 8764 RHC on side (across from 8762 light). 6184 FCC. Blue tape for underground breaks on 4 lights. 8811 WHW (no number), 8837 (CO613 AJ56) and 8847 WHW (no number) and 6142 WW (CO613 AJ06). The lights at the pool lot by the gate and in the top left corner of the parking lot are off. **Updated 3/24**
6. Follow up on the reimbursement for the light pole on Green Hollow Court.
7. Add weed control to the 2024 grounds contract.
8. Replace towing signs at the pool. Towing starts at 2 a.m.
9. Remove piles of plastic bottles at end of Hollow Hill Lane.
10. Inspect along Hillside for personal property and a fallen fence. Storage front of 8754 RHC. Tree issue at 8744-46?
11. Follow up with 6183 Green Hollow Court about her deck with white railings, gray flooring and elongated deck posts that may potentially be used for additional lighting.
12. Anne to provide location for tree to be paid for by the owner of 8857 Winding Hollow Way.
13. Pool furniture needs to be cleaned.
14. 2 trees near 8710 Ridge Hollow Court. One is dead and the other may be. A big branch is down on Forest Creek Lane behind Winding Hollow Way.
15. Remove stumps on updated list. **Pending cooler weather. List finalized.**
16. Proposal from Wetland Solutions for treating the autumn olive near Timber Hollow Lane.