

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, February 25, 2025
@ 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: Anne Zimmermann, Beth Callaghan, Joyce Tatanus, Jeanette Hantke and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

II. Resident Time: A resident was present to get approval for painting and reroofing his home. All of the requests were within the guidelines. He will be providing an application to paint the brick under his front steps. Management was advised that vehicles on Hillside road have been tagged with graffiti and that the pothole on Weeping Hollow Lane needs attention.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of January 28, 2025 were approved as provided. *Motion by Joyce Tatanus, second by Jerry Callaghan.*

B.) Delinquency List: The Board reviewed the delinquency list as of February 20, 2025. Sixty five owners had a balance on their account. Eight owners owe more than the current assessment. Two accounts were at the attorney. The total amount due was \$17,295 less \$3,460 classified as uncollectible. Twenty three of the names on the list owe for a late fee or their fee increase.

C.) Financial Report: The Board reviewed the January financial statements and general ledger. The Association had a surplus of \$67,929 for the month. Total expenditures were \$28,581. For the year to date, the Association had a deficit to budget of \$3,040. The Association had cash and investments of \$1,194,045.

D.) Draft Audit: After discussion, the Board approved the 2024 draft audit and Audit Engagement Letter for the 2025 and 2026 audits. *Motion by Beth Callaghan, second by Anne Zimmermann.* The Association had an audited surplus of \$30,015. The fee increase in conjunction with lower common area maintenance costs led to the surplus.

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

IV. Committee Reports: The Landscape Committee presented a proposal form Wetlands Solutions for removal of invasives and addition of other woodland plants, as needed. The proposal was approved for a total amount of not to exceed \$7,000. *Motion by Anne Zimmermann, second by Joyce Tatanus.*

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

VI. New Business: Management was reminded that Community Landscape did not complete their final leaf removal after Christmas as promised and that no December contract payment was made. The Board was reminded that Allen Taylor Enterprises is making progress on light fixtures that have not worked for many months and that a very large tree fell from across Winding Hollow Way near the intersection with Willowick.

VII. Adjournment: There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be on March 25, 2025 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association Pending List

1. Add dirt to the corner of Hollow Knoll Court and end of Forest Creek Court.
2. Add split rail fencing along Green Hollow. **Pending.**
3. Inspect all asphalt and concrete. Sidewalk at 6013 FHL. Crack fill or resurface?
4. 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. **Will have electrician repair.**
5. Follow up on the reimbursement for the light pole on Green Hollow Court.
6. Replace towing signs at the pool. Towing starts at 2 a.m.
7. 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.
8. Anne to provide location for tree to be paid for by the owner of 8857 Winding Hollow Way.
9. Have pool building inspected for termites annually.
10. Have attorney draft a resolution for electric vehicles.
11. Pothole on Weeping Hollow ASAP. **Called in to prioritize.**