

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, November 22, 2022
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 8:00 p.m. by Mr. Callaghan.

I. Members Present: The following Board Members were present: Joyce Tatanus, Joe Collins, Donald Rhodes, Jerry Callaghan, Anne Zimmermann, Beth Callaghan and Jeanette Hantke. Ken Eiriksson was present representing East Coast Management. 4 other residents were present.

II. Resident Time: Management was advised there was a pothole on Willowick. There is also a pile of construction debris bags on Ridge Hollow Court and an appliance on Hollow Knoll Court.

III. Committee Reports: There were no additional Committee reports.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of October 25, 2022 were provided for review.

B.) Delinquency List: The Board was provided with a delinquency list as of November 21, 2022. Eleven owners had a balance on their account for more than the current assessment. One account is at the attorney. The total amount due was \$67,625, less \$1,290 classified as uncollectible.

C.) Financial Report: The Board reviewed the October financial statements and general ledger. The Association had a surplus of \$46,146 for the month. Total expenditures were \$39,026. For the year to date, the Association has a deficit to budget of \$34,020. The Association had cash and investments of \$1,076,521.

D.) Grounds Contract: The Board was provided with an updated grounds contract including an extra leaf removal and a 7-10 day mowing cycle. No decision was made.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. No decisions were made.

V. New Business: Management will conduct a lighting survey, including Hillside Road.

VI. Unfinished Business: The 2023 slate of officers is as follows: Jerry Callaghan, President; Joe Collins, Vice President; Joyce Tatanus, Secretary; Donald Rhodes, Treasurer. *Motion by Beth Callaghan, second by Joe Collins.*

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VII. Adjournment: There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be on February 28, 2023 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association
Annual Meeting Minutes
Tuesday, November 22, 2022
@ Pool Clubhouse

The Annual Meeting of the Timbers Association was called to order at 7:00 p.m. by Mr. Callaghan. Mr. Callaghan announced that the notice of meeting was mailed to all owners of record as required by the bylaws, and that a quorum was present in person and by proxy.

I. Members Present: The following Board Members were present: Jerry Callaghan, Joyce Tatanus, Jeanette Hantke, Joe Collins, Beth Callaghan, Donald Rhodes and Anne Zimmermann.

II. Others Present: 4 other residents were present at the meeting. Thirty residents returned approved proxies. Ken Eiriksson was present representing East Coast Management. The members present all introduced themselves.

III. Minutes: The minutes of the Annual Meeting of October 25, 2021 were distributed for review. They were previously approved.

IV. Committee Reports: Beth Callaghan reported on behalf of the Communications Committee. The Association communicates with official notices on Facebook, Twitter and the community web page. Volunteers are needed to ensure regular distribution of the newsletter. Donald Rhodes discussed the community web page and the recent migration of the page to a new host to get better service.

Anne Zimmermann and Joyce Tatanus reported that the Landscape Committee has several erosion and landscaping projects in various stages of completion. A large landscaping project was just completed around the parking areas.

V. Election of Members: Jerry Callaghan, Beth Callaghan and Joyce Tatanus were candidates for the three open positions on the Board. Each spoke for a few minutes to introduce themselves to the residents present. Since there were three candidates for the three positions, they were elected by acclamation. *Motion by Joe Collins, second by Donald Rhodes.*

VI. Treasurer's Report: Mr. Eiriksson provided a brief financial report. At the end of October, the Association's 2022 operating statements showed a deficit of \$34,020. The Association is expected to finish the year with a deficit due to higher pool and trash contact costs. The Association has \$1,076,000 in checking accounts, Money Market accounts, and CDs. \$1,020,000 of that is currently set aside for future replacement of the streets, sidewalks, pool components, lights, and other property features. \$150,000 was spent in 2022 from Replacement Reserves for concrete and paving repairs, pool renovations and retaining wall repairs. The 2023 budget was recently approved with no change in fees. Coupons for the new fiscal year will be mailed later this year. The HOA fee has decreased 5.5% in the past 13 years. There is only 1 owner that is significantly delinquent. Delinquent accounts are not a problem for the Timbers.

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VII. President's Report: Mr. Callaghan thanked the Board for their service and support over the past year. He discussed snow removal and trash issues. He also discussed the grounds contract and changes planned in 2023 that are expected to improve service.

VIII. Open Forum: Residents asked questions regarding snow removal, trash common area improvements, drainage and other topics of interest.

Adjournment: There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services