

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, August 23, 2022
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:05 p.m. by Mr. Callaghan.

I. Members Present: The following Board Members were present: Joyce Tatanus, Joe Collins, Donald Rhodes, Jerry Callaghan, Anne Zimmermann, and Beth Callaghan. Jeanette Hantke arrived later. Ken Eiriksson was present representing East Coast Management. 9 other residents were present.

II. Resident Time: Residents from the 8850-8860 block of Winding Hollow Way were present to discuss the common area trees behind their homes. After a lengthy discussion about tree removal policy and Virginia law, Management advised that work as agreed with the Landscape Committee would be done no later than September 3rd. After that work is completed, any remaining issues can be discussed then. Management advised Mr. Rhodes that the tree in the corner of Hollow Knoll Court will be pruned in the next few days.

III. Committee Reports: Management was advised that the downpayment to Susan Hayes for 5 landscape projects around the community was received, but the contract was not included. Management will email the contract first thing in the morning. Management was advised that a pine at the entrance of Forest Creek Lane is uneven after a broken branch was removed.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of July 26, 2022 were approved as provided. *Motion by Beth Callaghan, second by Joe Collins.*

B.) Delinquency List: The Board was provided with a delinquency list as of July 31, 2022. Two owners had a balance on their account. One was for more than the current assessment and is at the attorney. The other was for resale documents and was collected at settlement in August. The total amount due was \$2,195, less \$1,290 classified as uncollectible.

C.) Financial Report: The Board reviewed the July financial statements and general ledger. The Association had a surplus of \$50,334 for the month. Total expenditures were \$35,170. For the year to date, the Association has a deficit to budget of \$11,533. The Association had cash and investments of \$1,157,257. The Board agreed to open an account with Truist with \$710,000 from the CIT money market. *Motion by Jerry Callaghan, second by Joe Collins.* The funds will be used to purchase 1, 2 and 3 year CD's. Rates are 2.1% to 3.4% and are FDIC insured. The account will not have any brokerage fees or costs. The account will generate about \$18,000 in additional interest income.

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D.) Draft Budget: After discussion, the 2023 budget was approved as provided. Because of much higher interest income, the budget includes no increase in fees. Increases in the Pool and Trash Contract line items and the expected higher cost of major pool repairs were discussed. Management suggested that the Association did not need a fee increase because of the balance in Unappropriated Equity would cover any budget deficits for a couple years, if necessary and because the Reserve balances are more than adequate. *Motion by Joe Collins, second by Jerry Callaghan.* Management will separate Tree Work from Landscaping in the final budget, and also find out when the CLS grounds budget expires.

E.) The Board approved a contract with Titan Pool Service in an amount not to exceed \$70,000 for extensive work at the pool including new whitecoat, tile, coping, caulk, main drain pots, and various other fittings. *Motion by Joe Collins, second by Beth Callaghan.* The funds will come from Replacement Reserves.

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

V. **New Business**: Management will provide a list of parking permits to the Board. The Board discussed potential changes to the rules regarding motorcycle parking. One proposal would treat motorcycles the same as all other motor vehicles. They would need to display a parking permit after 10 p.m. The other proposal was to prohibit space sharing during snow months. No decision was made. Management will see if the legal documents refer to motorcycles or limit the number of vehicles that may be parked by one owner.

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

VII. **Adjournment**: There being no further business, the meeting was adjourned at 9:25 p.m. The next meeting will be on September 27, 2022 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association

Pending List

1. Update AECC Guidelines. Allow decorative post caps (as opposed to a flat railing) and black pickets on decks. All other deck components must be a LIGHT. natural wood color, including stains, not white. Clarify double hung window rules for Section I and II, including pictures. No bamboo. Maximum coverage of non-permeable surfaces in a back yard will be limited to 50% of the total square footage. At least 1' must be uncovered along all property lines. Encourage use of permeable materials and ground level surfaces rather than elevated. Reference Fairfax zoning restrictions on blocking water flow and drainage onto adjacent properties. Downspout extensions should terminate at least 3' from all property lines. Garage doors may have small windows on the upper panel with approval. Update with garage colors and trim colors for garage homes. Exact measurements required on applications. No scale drawings. Walkout window wells up to 4' are ok.
2. Add railing above the new retaining wall on Willowick, if necessary.
3. Find out how Fairfax County tracks owners of improperly disposed appliances.
4. Follow up on Hydroblox.
5. Add dirt to the corner of parking area on Hollow Knoll Court and Forrest Creek Court. Check our erosion repair at 6034 THL.
6. Prune tree in front of 8857 WHW and in the corner of HKC to provide additional clearance for vehicles and pedestrians, if necessary. **By 9/3,**
7. Siding bids for pool clubhouse.
8. Sidewalk at 6013 FHL.
9. Add split rail fencing along Green Hollow.
10. Research VA Dumping law and brokerage firms.
11. Complete tree work behind 8850-8860 Winding Hollow Way no later than September 3rd.
12. Contract to Susan Hayes. **Done.**
13. Even branches on pine tree at entrance to Forest Creek Lane at Winding Hollow.
14. Open Truist account with \$710,000 from the CIT money market. Purchase 1, 2 and 3 year CD's.
15. When does the CLS grounds budget expires.
16. Separate Tree Work from Landscaping in the final budget.
17. Titan Pool Service contract approved not to exceed \$70,000 from Reserves.
18. Provide a list of parking permits to the Board. See if the legal documents refer to motorcycles or limit the number of vehicles that may be parked by one owner.