

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, August 4, 2020
@ Outside 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. Callaghan.

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

II. Resident Time: A resident advised the Board that a lifeguard had multiple guests at the pool. Ms. Hantke confirmed that the guards are showing poor judgement including having their back to the pool when swimmers were present. Titan Pool Service removed several of the guards from the schedule, but is running out of options. The Board discussed closing the pool, if necessary.

III. Committee Reports: The Landscaping Committee will meet with J&M prior to the long grass being trimmed in the pollinator garden area. The Committee is looking for a contractor to help maintain the pollinator gardens so that time could be spent on additional projects. More information about the gardens should be provided to residents, if possible.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of June 23, 2020 were approved as provided. Motion by *Beth Callaghan*, second by *Jerry Callaghan*.

B.) Delinquency List: The Board was provided with a delinquency list as of June 30, 2020. Ten accounts had a balance for more than the current assessment. One account is at the attorney. Several others with balances paid in full. The total amount due was \$10,828, less \$5,003 classified as uncollectible.

C.) Financial Report: The Board reviewed the June financial statements and general ledger. The Association had a deficit of \$29,724 for the month. Total expenditures were \$30,501. For the year, the Association has a surplus to budget of \$22,843. The Association had cash and investments of \$1,015,399.

D.) Pool Pump: The main pump for the pool is not working properly and will need to be replaced. The cost of the replacement pump will be \$6,200. Management will get a competing bid before having Titan do the work. The health inspector almost closed the pool because of the pump problem. Motion by *Joe Collins*, second by *Jerry Callaghan*.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. The most significant issue was the extensive patio and large swimming pool added at 6080 Hollow Hill Lane. We have not heard back regarding either letter, but the property is being sold.

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V. Unfinished Business: Management will check the plat map to determine ownership of the euonymus hedge on Green Hollow Court. Replacement, or removal of the hedge is being considered.

VI. New Business: Management discussed reduced rates with Dominion Towing. The rates are set by the County and have not increased in several years. When the contract is bid in the future, lower rates will be requested instead of other products provided by those contractors. Management will provide a copy of the towing notice included in all resale packages. Management was asked to remove the orange fencing by the Willowick wall, if possible. Management was asked to check the railing between Hollow Knoll and the playground for rotten wood. Management was provided with locations where broken branches and trash have been discarded.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be on August 25, 2020 at 7:30 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association Pending List

1. Update AECC Guidelines to allow decorative deck post caps (as opposed to a flat railing). Black pickets are permitted. All other deck components must be a natural wood color. White is not permitted. Clarify double hung window rules for Section I and II, including pictures. Bamboo is not allowed. The maximum coverage of non-permeable surfaces in a back yard will be limited to 50% of the total square footage of the back yard. At least 1' must be uncovered along all property lines. Residents will be encouraged to use permeable materials, or at least to have ground level surfaces rather than elevated. Reference to the Fairfax County zoning restrictions on blocking water flow and drainage onto adjacent properties will be highlighted. Downspout extensions should terminate at least 3' from all property lines. Garage doors may have small windows on the upper panel with approval. Exact measurements required on applications. No scale drawings.
2. Determine who owns lights in front of houses on Hollow Hill and Ridge Hollow.
3. Get price for playground benches. **\$600 installed.**
4. Fix mulch by WHW mailbox. Fix lawn in corner of HKCt.
5. Discuss leaf shredding options with J&M.
6. Street light out at entrance to Hollow Hill near 8732 Ridge Hollow off, or flashing, sidewalk from WHW to Hillside, and between 6172-74, 6182-84 and 6150-52 Forest Creek Court. **Given to electrician. Some progress made. Several underground problems waiting for better weather.**
7. Complete the site inspection as early as possible. **Done through upper RHC.**
8. Trim shrubs on Green Hollow Court. Check the plat map to determine ownership. Is there an alternative that should be planted?
9. Have the grass cut back in the naturalized area with weedeaters. **Done.**
10. Restore area by 8757 Ridge Hollow Court. Use leaves by pool.
11. Can grass be planted in parking area by 8806-08? **Ann suggested alternative.**
12. A corrected letter and apology will be sent regarding debris at 6059 HHL/HKC.
13. Get a competing bid before having Titan replace the pool pump
14. Get pictures of other pollinator gardens.
15. Remove the orange fencing by the Willowick wall, if possible.
16. Check railing between Hollow Knoll and the playground for rotten wood.
17. Remove broken branches and trash where discarded. **Done.**