

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, September 26, 2023
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:00 p.m. by Mr. Collins.

I. Members Present: The following Board Members were present: Jerry Callaghan, Jeanette Hantke, Joyce Tatanus, Joe Collins, Donald Rhodes, Anne Zimmermann and Beth Callaghan. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

II. Resident Time: Mr. Lulushi from 6043 Hollow Knoll Court requested approval to install a solar energy system on his roof. He was advised that he needed a 3' setback on both sides of the roof and offered changes for his system to be approved. Mr. Collins asked if the towing company has been out recently. There were a few vehicles without permits towed on Winding Hollow Way. Management will ask the towing company to patrol more often, particularly near Ridge Hollow Court and Hollow Knoll Court.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of August 22, 2023 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 August 31, 2023. Four owners had a balance on their account for more than the current assessment. Two accounts are at the attorney. The total amount due was \$11,740, less \$2,555 classified as uncollectible. The Strobel home sold and the balance due was collected.

C.) Financial Report: The Board reviewed the July financial statements and general ledger. The Association had a deficit of \$39,787 for the month. Total expenditures were \$41,911. For the year to date, the Association has a deficit to budget of \$24,100. The Association had cash and investments of \$1,044,773.

D.) Draft Budget: The draft 2024 budget was approved as provided. *Motion by Joyce Tatanus, second by Jerry Callaghan.* The budget included an increase in fees of \$20 per quarter (7.7%) to \$280. The fee has been \$260 or higher since 2009, so this is the first real increase since then. The increase was allocated to the Grounds and Trash Contracts and for a substantial increase in Replacement Reserves, primarily Paving related.

E.) Snow Plowing: Management provided a proposal from Community Landscape Services (CLS) for snow plowing. An additional bid or two will be provided before a decision is made.

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F.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Ms. Hantke will inspect the back patio on Winding Hollow Way to see if it is now in compliance. Bartlett Tree Experts provided a reference for a company to inspect the tree at the same location. They were unable to put a value on the tree's alteration.

IV. Committee Reports: Ms. Zimmermann met with Community Landscape to discuss removal of invasives and other landscaping projects. The Board approved a proposal no to exceed \$10,000 to start the removal of invasives in 5 designated areas. *Motion by Joyce Tatanus, second by Jerry Callaghan.* An additional phase will be considered in the spring. The area that will be targeted is from Hillside Road behind homes on Winding Hollow Way and along the creek to Green Hollow Court.

V. New Business: The Board agreed to allow Management to remove the basketball hoop if it is broken again. The Board will reconsider the parking rules at the pool if litter and loitering continues to be a problem. *Motion by Jerry Callaghan, second by Anne Zimmermann.*

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

VII. Adjournment: There being no further business, the meeting was adjourned at 8:55 p.m. The next meeting will be on October 24, 2023 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services