

The Timbers Association

Annual Meeting Minutes

Tuesday, December 2, 2025

@ 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: Joyce Tatanus, Beth Callaghan, Anne Zimmermann, Jerry Callaghan, Alex Hantke and Jeanette Hantke.

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

III. Minutes: The minutes of the 2024 Annual Meeting of November were distributed for review. They were previously approved.

IV. Committee Reports: Beth Callaghan was introduced as the head of the Communications Committee. The Association communicates with official notices on Facebook and Twitter. Mr. Rhodes was mentioned as the web site coordinator. He has served for over 25 years. Anne Zimmermann and Joyce Tatanus reported that the Landscape Committee has several invasive plant, erosion and landscaping projects in various stages of completion. A grant was received from the Audubon Society for removal of invasive plant species from the property. Management provided updates on the grounds contract, lighting, the pool facility and the updated AECC Guidelines.

V. Election of Members: Joyce Tatanus and Beth Callaghan were the only candidates for the two open positions on the Board. Each spoke for a few minutes to introduce themselves to the residents present. They were elected by acclamation. *Motion by Jeanette Hantke, second by Alex Hantke.*

VI. Treasurer's Report: Mr. Eiriksson provided a brief financial report. At the end of October, the Association's 2025 operating statements showed a deficit of \$3,472. The Association is expected to finish the year with a small surplus due to additional tree work. The Association has \$1,235,000 in checking accounts, money market accounts, and CDs. Those funds are set aside for replacement of the streets, sidewalks, pool components, lights, and other property features. The 2026 budget was approved no increase in fees.

VII. Open Forum: There were no additional homeowner issues discussed at this time.

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

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

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