

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, June 27, 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. Callaghan.

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

II. Resident Time: The owner of 8857 Winding Hollow Way was present to apologize for disruptions caused by his patio project. He was advised that the patio was not in compliance with the guidelines and that damage to the common areas must be repaired. Management was directed to contact the attorney for guidance on how to deal with unauthorized pruning of an HOA tree on Winding Hollow Way. Ms. Callaghan will provide more information regarding a light that is blinking on Hollow Knoll Court. Management will ask Dominion to watch for vehicles at the end of Forest Creek Lane that do not have permits.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of May 23, 2023 were approved as amended. The May 5, 2023 meeting minutes were amended to include details from the Landscaping Committee. *Motion by Beth Callaghan, second by Joe Collins.*

B.) Delinquency List: The Board was provided with a delinquency list as of June 22, 2023. Five owners had a balance on their account for more than the current assessment. Four accounts are at the attorney. 6071 Hollow Knoll Court made a \$1,300 payment for an earlier judgement. The total amount due is \$9,515, less \$1,290 classified as uncollectible.

C.) Financial Report: The Board reviewed the May financial statements and general ledger. The Association had a deficit of \$41,001 for the month. Total expenditures were \$63,661, including a \$20,000 downpayment for the poolhouse project. For the year to date, the Association has a deficit to budget of \$7,682. The Association had cash and investments of \$1,117,788.

D.) Fidelity Bond: The Association's current insurance policy does not include Fidelity Bond coverage. The Board approved a proposal from the Association's insurance broker for coverage of \$1.1 million at \$940 per year. *Motion by Anne Zimmermann, second by Beth Callaghan.*

E.) Poolhouse Renovations: The poolhouse renovation project is complete other than a few punch list items not related to the contract. The cost of the project was higher than expected due to extensive termite damage under the old siding.

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F.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List.

IV. Committee Reports: Management met with the chair of the Landscaping Committee to discuss projects underway and additional projects. Management will have a retaining wall constructed behind Winding Hollow Way to divert the direct flow of water through the eroded area. Additional work will be discussed after that work is complete. Management will get a proposal to mulch the left side of Forest Hollow Lane and will have the area behind the right side of Forest Hollow Lane cleaned up and leveled as much as possible.

V. New Business: Management will begin looking for a new snow removal contractor. A retainer in that contract would be acceptable.

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

VII. Adjournment: There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be on July 25, 2023 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services