

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, December 1, 2020
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:10 p.m. by Mr. Callaghan.

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

II. Resident Time: J&M did not remove the lawn treatment signs. The Board discussed how to deal with children playing in the streets. No decisions were made.

III. Committee Reports:

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of October 27 22, 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 November 30, 2020. Nine accounts had a balance for more than the current assessment. One account was at the attorney. One other was being monitored (1192). An updated list with all delinquent accounts was also provided. The total amount due was \$14,053, less \$5,003 classified as uncollectible.

C.) Financial Report: The Board reviewed the October financial statements and general ledger. The Association had a surplus of \$62,009 for the month. Total expenditures were \$27,782. For the year, the Association has a surplus to budget of \$20,860. The Association had cash and investments of \$1,038,869.

D.) Grounds Contract Proposals: Management provided 5 proposals for the 2021 grounds maintenance contract. After discussion regarding the early termination of the existing contract, the Board agreed to a 2 year contract with Community Landscape Services at a cost of \$79,635 per year. (*Motion by Beth Callaghan, second by Jeanette Hantke*). Community will not use mowers larger than 30" in front yards. Community has a number of "trophy" properties and a retail nursery in Gainesville. They are familiar with trends toward organic lawn treatments and native plant species. The budget for the Grounds Contract is \$82,520. Management will notify J&M of Northern Virginia that their contract is being terminated at the end of the year.

E.) Weed Control Contract: After discussion, the Board approved a proposal from Susan Hayes Garden Design to remove weeds throughout the growing year in the naturalized areas. (*Motion by Beth Callaghan, second by Joe Collins*). The amount is not to exceed \$7,500.

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

V. **Unfinished Business**: Management reminded AllRec that the broken basketball rim has still not been replaced.

VI. **New Business**: The Board agreed to allow Titan Pool Service to store the trailer they use to move the Bobcat to the pool deck, or parking lot. The Bobcat is used for snow removal services and will also be stored at the pool. Management will provide a sample sign that can be used to remind residents about the trash rules.

VII. **Adjournment**: There being no further business, the meeting was adjourned at 8:45 p.m. The next meeting will be on February 23, 2021 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. Encourage use of permeable materials, or at least to have ground level surfaces rather than elevated. Reference Fairfax County 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. 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. Restore area by 8757 Ridge Hollow Court. Use leaves by pool.
6. 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.**
7. Contact All Rec about broken basketball rim.
8. Can grass be planted in parking area by 8806-08 WHW? **Ann suggested alternative.**
9. Check railing between Hollow Knoll and the playground for rotten wood.
10. Check retaining wall behind Forest Creek Lane?
11. Measure parking spaces on ~~upper~~ Winding Hollow Way. **Done.**
12. Add railing above the new retaining wall on Willowick, if necessary.
13. Order 2 new trash bins for common areas. Check on status of bins of Forest Creek Court and Lane. **4 ordered. None being repaired.**
14. Notify J&M that their contract is being terminated at the end of the year. *Done*
15. Notify Susan Hayes Garden Design that their proposal was approved. *Done*
16. Titan can store trailer and Bobcat at the pool deck. *Notified*
17. Provide a sample sign to remind residents about the trash rules. *Done*