

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, May 2, 2023
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:05 p.m. by Mr. Collins. Mr. Callaghan arrived later during the meeting.

I. Members Present: The following Board Members were present: Jeanette Hantke, Joyce Tatanus, Joe Collins, Donald Rhodes, Jerry Callaghan, Anne Zimmermann and Beth Callaghan. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: The Board thanked Ms. Hantke and Ms. Zimmermann for volunteering their time to help with landscaping clean-up issues in the community. Management was asked to arrange a limb pick up throughout the community. The Board discussed adding lawn weed control to the grounds contract in 2024.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of March 28, 2023 were approved as provided. *Motion by Beth Callaghan, second by Anne Zimmermann.*

B.) Delinquency List: The Board was provided with a delinquency list as of March 31. Five owners had a balance on their account for more than the current assessment. Two accounts are at the attorney. The total amount due was \$10,155, less \$1,290 classified as uncollectible.

C.) Financial Report: The Board reviewed the March financial statements and general ledger. The Association had a deficit of \$30,100 for the month. Total expenditures were \$31,800. For the year to date, the Association has a surplus to budget of \$983. The Association had cash and investments of \$1,128,169.

D.) Pool House Roofing and Siding: Management provided two additional bids for replacing the roofing on the pool house. The original contractor selected has gone out of business. A second contractor does not do siding, so two proposals for siding, gutters, etc. were also considered. The bid from Alexandria Roofing was \$16,988 for roofing with architectural shingles, and \$17,964 for siding, soffits, gutters and downspouts. Their total bid was \$34,952. The bid from Painter Roofing and Construction for similar work was \$36,500. The Board agreed to approve the bid from Alexandria Roofing provided their total price was \$36,500 and the work could be completed by Memorial Day weekend. *Motion by Joyce Tatanus, second by Beth Callaghan.*

D.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. The Board agreed that the sweet gum tree at 8757 Ridge Hollow Court should not be removed.

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IV. Committee Reports: The Landscape Committee provided a summary of their top priority projects to be completed in the next 24 months. 1). Correct erosion from Willowick to Hillside Road. \$20,000 estimate in 2022. 2). Correct erosion behind Forest Hollow Lane. This is a very large project that could cost over \$100,000 as currently envisioned. 3). Remove rest of invasives and plant native azaleas and other plants to replace autumn olives removed in wooded area in front of Timber Hollow Lane. 4). Add a tree at the pop out at 8812 Ridge Hollow Court and a small tree and other plants at the pop out at 8822 Ridge Hollow Court. 5). Landscaping of the Hollow Hill entry island with blooming plants and evergreens. Final prices will be solicited and the work expected to begin this fall. Management will get an alternative bid for the erosion problem behind Forest Hollow Lane.

V. New Business: Pool passes for visitors will be \$10 each this season.

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

VII. Adjournment: There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting will be on May 23, 2023 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services