

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, July 25, 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: 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: Management was advised that there are still trash cans on the side of 8730 Ridge Hollow Court. There are also trash problems at 8732, including bags of trash stored in front. Owners that damaged common area lawns with unauthorized construction projects will be required to level and replace the damaged turf with sod when the weather is more appropriate.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of June 27, 2023 were approved as provided. *Motion by Beth Callaghan, second by Joe Collins.*

B.) Delinquency List: The Board was provided with a delinquency list as of June 30, 2023. Five owners had a balance on their account for more than the current assessment. Four accounts are at the attorney. The total amount due is \$8,295, less \$1,290 classified as uncollectible.

C.) Financial Report: The Board reviewed the June financial statements and general ledger. The Association had a deficit of \$38,148 for the month. Total expenditures were \$100,476, including \$61,576 for final payment on the poolhouse project, including extensive HVAC repairs. For the year to date, the Association has a deficit to budget of \$8,302. The Association had cash and investments of \$1,031,668.

D.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Management will have a tree expert determine what the damage to the value of the tree on Winding Hollow Way cut with approval by an adjacent owner.

IV. Committee Reports: The retaining wall construction behind Willowick was discussed. The area will be monitored for additional action. Ms. Zimmermann discussed treatment of invasive Porcelain Berry and Autumn Olive. A proposal for mulch was solicited for the left side of Forest Hollow Lane. The right side behind the homes will be cleaned up and leveled as much as possible.

V. New Business: There was no additional new business discussed.

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

VII. Adjournment: There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be on August 22, 2023 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services