

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, February 22, 2022
@ 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, Anne Zimmermann, Jeanette Hantke, Joe Collins, Jerry Callaghan, and Beth Callaghan. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: Management was give approval to remove up to 4 damaged or poorly located pine trees after confirmation with Ms. Zimmermann. *Motion by Jerry Callaghan, second by Jeanette Hantke.*

III. Committee Reports: The Landscape Committee will have proposals at the next meeting. Bluestone was confirmed as a paver option.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of November 30, 2021 were approved as provided. *Motion by Joyce Tatanus, second by Anne Zimmermann.* There were no meetings in December or January.

B.) Delinquency List: The Board was provided with a delinquency list as of January 31, 2022. Eight owners had a balance on their account for more than the current assessment. No accounts are at the attorney, but two are being monitored. The total amount due at the end of the month was \$64,712, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the January financial statements and general ledger. The Association had a surplus of \$58,764 for the month. Total expenditures were \$26,222. For the year, the Association has a deficit to budget of \$975. The Association had cash and investments of \$1,164,930.

D.) Draft Audit: The draft 2021 audit and accompanying statements were reviewed and approved. *Motion by Beth Callaghan, second by Joe Collins.* The Association had an audited deficit of \$122.

E.) Pool Contract: The 2022 proposal from Titan Pool Service was reviewed. Management will ask Titan to clarify the hours for school days and the date the pool will open. Management will bring an updated contract to the March meeting.

F.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. There were no decisions made. Additional changes to the trash signs were requested.

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V. New Business: The towing contract was discussed. Management reminded the Board that they are authorized to call to request a tow. They were also provided with Management's cell phone number to call or text if they did not want to call the tow company. Management will follow up on a vehicle repair situation on Ridge Hollow Court and will contact the Police about a vehicle on Hillside Road with no license plates.

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 March 22, 2022 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services