

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, October 25, 2022
@ 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. Callaghan.

I. Members Present: The following Board Members were present: Joyce Tatanus, Joe Collins, Donald Rhodes, Jerry Callaghan, Anne Zimmermann, Beth Callaghan and Jeanette Hantke. Ken Eiriksson was present representing East Coast Management. 4 other residents were present.

II. Resident Time: The owners of 6011 Forrest Hollow Lane were present to discuss concrete problems due to a large tree. The Board advised that the concrete was scheduled to be replaced in the spring. Management was directed to inspect the entire property for concrete repairs. The Board approved "Taupe" stain for their deck. Management was asked to check the fence/drainage at the last house on the right on Forest Creek Lane. The hole at the light in that area has been filled in. Confirm the light is working. Confirm Bradford Pear at 6150 Forest Creek Court is on HOA property then prune leaning branches, or remove the entire tree. Management will remind CLS that they need to remove litter before mowing and that leaves should not be piled in garden areas, or the woods.

III. Committee Reports: The Landscape Committee provided 3 proposals. The Board asked what would be the first, most effective step to take to start the 2 erosion projects. The Board also asked what specifically would be done with the pollinator garden covered in the third proposal.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of September 27, 2022 were approved as amended. "some members of the Board" were not satisfied with CLS's service. *Motion by Beth Callaghan, second by Joe Collins.*

B.) Delinquency List: The Board was provided with a delinquency list as of September 30, 2022. Eleven owners had a balance on their account for more than the current assessment which is not late until November 15th. One account is at the attorney. The total amount due at the end of the quarter was \$5,665, less \$1,290 classified as uncollectible.

C.) Financial Report: The Board reviewed the September financial statements and general ledger. The Association had a deficit of \$29,473 for the month. Total expenditures were \$30,454. For the year to date, the Association has a deficit to budget of \$21,367. The Association had cash and investments of \$1,140,443.

D.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. No decisions were made.

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V. New Business: Mr. Rhodes advised that he would be switching the web hosting service for the HOA's website. The annual meeting will be held on November 22nd. Jerry and Beth Callaghan, and Joyce Tatanus are up for reelection.

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 the Annual Meeting on November 22, 2022 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association

Pending List

1. Update AECC Guidelines. Allow decorative post caps (as opposed to a flat railing) and black pickets on decks. All other deck components must be a LIGHT. natural wood color, including stains, not white. Clarify double hung window rules for Section I and II, including pictures. No bamboo. Maximum coverage of non-permeable surfaces in a back yard will be limited to 50% of the total square footage. At least 1' must be uncovered along all property lines. Encourage use of permeable materials and ground level surfaces rather than elevated. Reference Fairfax 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. Update with garage colors and trim colors for garage homes. Exact measurements required on applications. No scale drawings. Walkout window wells up to 4' are ok.
2. Add railing above the new retaining wall on Willowick, if necessary.
3. Follow up on Hydroblox.
4. Add dirt to the corner of parking area on Hollow Knoll Court and Forrest Creek Court. Check our erosion repair at 6034 THL.
5. Siding bids for pool clubhouse.
6. Check the fence/drainage at the last house on the right on Forest Creek Lane. The hole at the light in that area has been filled in. Confirm the light is working.
7. Add split rail fencing along Green Hollow. **Committee will put markers where the fence is to be installed.**
8. Open Truist account with \$710,000 from CIT. Purchase 1, 2, and 3 year CD's.
9. Send updated September minutes to Donald.
10. Get CLS bid with more frequent mowing. Remind about litter in lawn areas.
12. Inspect the property for concrete repairs. Sidewalk at 6013 FHL.
13. Confirm whether Bradford Pear at 6150 Forest Creek Court is on HOA property. Prune leaning branches, or remove the entire tree.