

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, January 24, 2017  
@ 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. Sturgis.

**I. Members Present:** The following Board Members were present: Beth Callaghan, Milan Sturgis, Nicole Mallick, Joyce Tatanus, Jeanette Hantke, Jeanette Walton, Joe Collins and Sharon Churchill. Ken Eiriksson was present representing East Coast Management. 6 other residents were present.

**II. Crime Prevention Presentation:** Officer Mike Stewart and two other representatives from the Community Outreach Department of the Fairfax County Police Department spoke to the residents in attendance. Several handouts were provided and everyone agreed that the presentation was well done and worthwhile.

**III. Resident Time:** There were no resident issues discussed.

**IV. Management Report:**

Review and Approval of Minutes. The minutes of the Board of Directors meeting of November 22 were approved as provided. The Annual Meeting minutes from October 25th were approved as corrected. Ms. Mallick's name was misspelled. *Motion by Milan Sturgis, second by Beth Callaghan.*

Delinquency List. The Board was provided with the delinquency list as of December 31, 2016. 12 owners had a balance on their account. 2 current and 1 prior owner accounts are at the attorney. Two others will be sent to the attorney after the 1st quarter assessment is late. The total amount due was \$6,761 less \$8,364 classified as uncollectible.

Financial Report. The Board reviewed the December financial statements. The Association had a deficit of \$26,678 for the month. Total expenditures were \$28,520. For the year to date, the Association has a surplus to budget of \$5,167. The Association had cash and investments of \$888,349.

Parking Permits. Management has distributed new parking permits to all but 40 homes. Most of those are delinquent owners, or from streets with garage parking. Management put a copy of the notice on the mailboxes on their doors as a final reminder to pick up their permits.

Tree Removal Proposal: The Board reviewed a proposal from Blade Runners to remove 5 large pine trees at 6152 Forest Creek Court for \$5,854. Management will get a second bid since this was higher than expected. The work was previously approved.

AECC Guidelines. Management provided a copy of AECC Guidelines Version #10 for the Board's information. Several editing corrections were made since the last version. A copy was provided for the web site.

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, January 24, 2017  
Page 2

Correspondence/Pending List: The Board discussed correspondence received or sent since the last meeting and Management's Pending List.

**V. Unfinished Business**: Signage was discussed again. Management and Joyce Tatanus will develop a plan as soon as the weather permits.

**VI. New Business**: The Landscape Committee provided Management with the name of a tree specialist with Fairfax County. He may be willing to assist in the development of a tree master plan. Jim McGlone 703-324-1489.

**VII. Adjournment**: There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be on Tuesday, February 28, 2017 at 7 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services