

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, November 22, 2016
@ 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 and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

II. Resident Time: A resident addressed the Board about trash cans in front yards, the towing company, emails sent for the Board's consideration and notices on vehicles prior to towing for not having the new permits. He was advised that appropriate notices will be posted before vehicles are towed with expired permits, the towing company contract expires in April and will not be considered until then, East Coast Management responds to emails with Board approval and at the Board's direction, and trash cans will not be allowed in front yards. It was later determined that trash cans are specifically mentioned in the recorded legal documents and an amended would be required to allow them to be stored in front yards.

III. Management Report:

Review and Approval of Minutes. The minutes of the Board of Directors meeting of September 27, 2016 were approved as provided. *Motion by Jerry Callaghan, second by Beth Callaghan.*

Delinquency List. The Board was provided with the delinquency list as of November 17, 2016. 60 owners had a balance on their account. 2 current and 1 prior owner accounts are at the attorney. Any owner with a balance of more than one quarterly assessment after parking permits are distributed will be sent to the attorney. The total amount due was \$24,115, less \$7,824 classified as uncollectible.

Financial Report. The Board reviewed the October financial statements. The Association had a surplus of \$49,132 for the month. Total expenditures were \$32,004. For the year to date, the Association has a surplus to budget of \$6,834. The Association had cash and investments of \$872,619.

Snow Removal. The Board approved a proposal from Titan Pool Service to provide snow plowing services. Titan will be allowed to store their equipment and supplies on the pool deck in exchange for no delivery fee to bring the box plow to the property. Titan has a box plow at \$225 per hour and also regular plows at the same \$125 per hour rate as the others. *Motion by Jerry Callaghan, second by Jeannette Hantke.*

Parking Permits. The new permits have arrived and are ready to be distributed. Management agreed to distribute the permits on November 26th and 30th. Other dates include December 3rd and 6th. Dates will be posted in the newsletter which will be distributed as soon as possible. New permits will be required by December 15th.

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, November 22, 2016
Page 2

AECC Guidelines. The updated AECC Guidelines were discussed in detail and approved with corrections. *Motion by Beth Callaghan, second by Joyce Tatanus.* Management will make the changes as noted and send the updated version to be included on the website. All old versions should be removed from the website. Management will also send recent minutes and the revised parking policy.

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

IV. Unfinished Business: Mr. Sturgis brought up the issue of solicitors on the property. Management and Joyce Tatanus agreed to be the new sign committee and will make recommendations regarding appropriate entrance signs, including No Soliciting.

V. New Business: Management was asked to check for tree roots damaging the sidewalk at 8885 Winding Hollow Way. Management was advised that the street sign was missing at Willowick Way and Hillside Road.

VI. Adjournment: There being no further business, the meeting was adjourned at 8:35 p.m. The next meeting will be the Annual Meeting on Tuesday, January 24, 2016 at 7 p.m. The meeting will be attended by the Community Outreach department of the Fairfax County Police.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services