

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, September 27, 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. 8 other residents were present.

II. Resident Time: Management and the Landscape Committee will inspect the pine trees behind 6150 Forest Creek Court and make a recommendation. The roots are causing damage to the property. It was mentioned that the policy regarding trees should be added to the AECC Guidelines. Management was directed to find a better quality of playground mulch to install in the spring, particularly on Forest Hollow Lane.

III. Management Report:

Review and Approval of Minutes. The minutes of the Board of Directors meeting of August 23, 2016 were approved as provided. *Motion by Joyce Tatanus, second by Beth Callaghan.*

Delinquency List. The Board was provided with the delinquency list as of October 22, 2016. 30 owners had a balance on their account. 2 current accounts are at the attorney. 6 other owners owe at least two quarterly assessment payments and will be sent to the attorney after parking permits are issued. The total amount due was \$13,089 less \$7,284 classified as uncollectible.

Financial Report. The Board reviewed the August financial statements. The Association had a deficit of \$21,694 for the month. Total expenditures were \$24,742. For the year to date, the Association has a surplus to budget of \$19,602. The Association had cash and investments of \$878,882.

Draft Budget. An alternate draft 2017 budget was reviewed in detail. The budget included a reduction in the contribution to the Pool Reserves and a \$40 per year reduction in fees. The budget included moving the \$61,000 balance in the Pool Structure Reserve to the Paving Reserve. After discussion, the Board voted to approve the alternate budget with no increase in fees. The additional funds were to be added to the Landscaping Non Contract account. *Motion by Jeanette Hantke, second by Jerry Callaghan.*

Parking Permits. After discussion, the Board agreed to replace all parking permits. The new permits will have a hologram and will begin being issued at the Annual Meeting. Current permits will expire on November 20th, which is a Sunday. There will be a newsletter issued before the Annual Meeting discussing the new permits and the dates when they can be retrieved. Management will include a notice in the Annual Meeting mailer asking investor owners to contact Management prior to the Annual Meeting if they do not want passes issued to their tenants.

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Correspondence/Pending List: The Board discussed correspondence received or sent since the last meeting and Management's Pending List. Management will have the stepping stones around the mailboxes checked and replaced where necessary as soon as possible. Management will email an updated Board list, including committee members.

IV. Unfinished Business: Management is soliciting bids for snow plowing services. They will be available at the October meeting. The Board was asked to review a video provided by Blade Runners showing their new snow plowing equipment.

V. New Business: Jeanette Hantke's term on the Board is expiring. One candidate has been identified to fill the space vacated when Denise Girard moved from the property.

VI. Adjournment: There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be the Annual Meeting on Tuesday, October 25, 2016 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

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