

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, August 23, 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, Jeannette Walton, Mike Smuland, and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 4 other residents were present.

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

**III. Management Report:**

Review and Approval of Minutes. The minutes of the Board of Directors meeting of June 28, 2016 were approved as provided. *Motion by Joyce Tatanus, second by Beth Callaghan.* The July meeting was canceled.

Delinquency List. The Board was provided with the delinquency list as of August 18, 2016. 63 owners had a balance on their account. Several of those were for resale documents and will be collected at settlement. 2 current accounts are at the attorney. 10 additional owners owe at least two quarterly assessment payments and may be sent to the attorney. The total amount due was \$22,604 less \$7,284 classified as uncollectible.

Financial Report. The Board reviewed the July financial statements. The Association had a surplus of \$54,580 for the month. Total expenditures were \$26,880. For the year to date, the Association has a surplus to budget of \$20,064. The Association had cash and investments of \$852,456.

Draft Budget. The Draft 2017 budget was reviewed in detail. The budget did not include a change in fees. Other than a few minor cost of living changes, the budget is very similar to the current 2016 budget. Management did not include Clubhouse Rental Income from Titan Pool Service because it is likely they will not extend their lease past next spring. Most of the cost of living increases in the draft budget were offset by a reduction in Landscape Non-Contract and the Transfer to Reserves. Management was asked to provide a second draft including a \$10 per quarter reduction in fees.

Paving Repairs. Management provided a proposal from Finley Asphalt for speed bumps on Willowick and Winding Hollow Way. Because a milling machine is required, the cost for just 3 speed bumps was \$11,823. It would be more cost effective to wait until paving was done again to add speed bumps. Management will provide alternative traffic calming suggestions at the September meeting. The Board approved a proposal from Finley for crack filling. *Motion by Jeanette Walton, second by Milan Sturgis.* The cost of that work will be \$16,716, or \$.60 per foot. The funds would come from the Paving Reserve.

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- Correspondence/Pending List: The Board discussed correspondence received or sent since the last meeting and Management's Pending List. The 6 metal trash cans have been delivered and are waiting for installation. Management was asked to have the stepping stones around the mailboxes checked as soon as possible.

**IV. Unfinished Business:** There was no unfinished business discussed.

**V. New Business:** Management will complete the comprehensive inspection this fall. Residents will be given until spring to provide photos showing the work required was completed or pool passes will not be issued. The Board also discussed legal and self-help options.

**VI. Adjournment:** There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be Tuesday, September 27, 2016 at 7 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services