

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, June 28, 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, Jeannette Walton, Mike Smuland, and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 7 other residents were present.

II. Resident Time: A resident asked the Board to prune a tree that was growing over his house. Management repeated the Board's policy on tree pruning on private property and suggested he contact an arborist. The Board agreed to install speed bumps on Willowick Lane and Winding Hollow Way. An estimate will be provided to the Board before work begins, but a budget of \$2,500 was approved. *Motion by Milan Sturgis, second by Jeanette Hantke (7-2 Tatanus, B. Callaghan).* Two residents on Willowick commented on dead branches in the Zelkova trees by the entrance. One had experienced damage to his vehicle. Management will get a proposal from Blade Runners to remove the dead limbs as soon as possible. Management was asked to have branches trimmed away from the light fixture at the playground between Timber Hollow and Forrest Hollow Lane.

III. Management Report:

Review and Approval of Minutes. The minutes of the Board of Directors meeting of May 24, 2016 were approved as corrected. Ms. Hantke's first name has one "n". *Motion by Milan Sturgis, second by Nicole Mallick.*

Delinquency List. The Board was provided with the delinquency list as of July 26, 2016. Seventeen owners had not made their second quarter assessment payment. Two current accounts are at the attorney. Eight additional owners owe at least two quarterly assessment payments and may be sent to the attorney. None of the owners on the list were mailed pool passes. The total amount due was \$14,774 less \$6,744 classified as uncollectible.

Financial Report. The Board reviewed the May financial statements. The Association had a deficit of \$23,434 for the month. Total expenditures were \$26,616. For the year to date, the Association has a surplus to budget of \$17,204. The Association had cash and investments of \$854,919.

Street Lights. Management provided the Board with final costs from LNE Inc. to replace existing street lights with LED bulbs, and to do other work including replacing electrical boxes, painting fixtures and replacing diffusers. The costs included the lower labor and per unit cost for the brighter fixture. Management will meet with LNE to provide a final count on fixtures. Dominion Virginia Power does not have any programs to replace existing bulbs with LED and will not even let the Association do so at its own expense.

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Pool Hours: The Board agreed to open the pool at 11 a.m. on weekends and holidays effective immediately. *Motion by Jeannette Walton, second by Mike Smuland.* A notice to that effect will be posted on the pool door. The Board rejected a proposal to add automatic chemical feeders to the pool at a cost of \$7,200. Management was asked to follow up on possible problems with County inspections at the pool.

Common Area Trash Cans: The Board agreed to purchase 6-20 gallon trash cans at a cost of \$1,200 to be placed in the common area and dumped by Trash Away. The Board will confirm the locations. Management will confirm the dimensions and weight of the cans, and see if there is a discount for a higher volume. Management will also confirm what is currently at the Forrest Hollow Lane playground and move it. *Motion by Jerry Callaghan, second by Mike Smuland.*

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

IV. Unfinished Business: Management was asked to confirm that the updated parking rules were added to the website. A reference to them will be included in the newsletter.

V. New Business: Management will add 4 or 5 parking spaces on Ridge Hollow to the group where third permits are allowed. The spaces will be marked with blue paint.

VI. Adjournment: There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be Tuesday, July 26, 2016 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services