

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, May 24, 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. Callaghan.

**I. Members Present:** The following Board Members were present: Beth Callaghan, Nicole Mallick, Joyce Tatanus, Jeannette Hantke, and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 4 other residents were present.

**II. Guest Speaker - Eric Storck, Blade Runners:** Mr. Storck and his assistant addressed numerous questions from the Board and residents present.

**III. Resident Time:** The Board discussed a dog waste problem on Hollow Knoll Court. Management will post a reminder notice door to door in the affected area.

**IV. Management Report:**

Review and Approval of Minutes. The minutes of the Board of Directors meeting of April 26, 2016 were approved as provided. *Motion by Beth Callaghan, second by Nicole Mallick.*

Delinquency List. The Board was provided with the delinquency list as of April 30, 2016. Quite a few owners have not made their second quarter assessment payment. Two current accounts are at the attorney. None of the owners on the delinquency list were mailed pool passes. The total amount due was \$26,530 less \$5,934 classified as uncollectible.

Financial Report. The Board reviewed the April financial statements. The Association had a surplus of \$52,507 for the month. Total expenditures were \$27,775. For the year to date, the Association has a surplus to budget of \$12,186. The Association had cash and investments of \$825,843.

Street Lights. The Board discussed the sample LED bulbs that were installed on Hollow Knoll Court. It was agreed that an initial order of 20 lights will be replaced with the brighter bulb. The total cost will not exceed \$10,000 and the funds will come from the Lighting Reserve. Management will contact the contractor, LNE Inc., to see if the labor cost could be reduced to the one used in the 50 fixture proposal since it is possible up to 50 fixtures may be replaced, including the ones owned by Dominion VA Power. *Motion by Jerry Callaghan, second by Joyce Tatanus.*

Parking Contract: Management will notify Dominion Towing that owners are authorized to report illegally parked vehicles and that no permits are required at the pool until after 2 a.m. Management reported that the additional parking spaces on Winding Hollow Way would be about \$10,000 per space. It will be lower for 4 or more spaces, but trees in the area will offset some of the cost savings.

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Correspondence/Pending List: The Board discussed correspondence received or sent since the last meeting and Management's Pending List. No decisions were made.

**V. Unfinished Business**: The updated parking rules need to be noted to be added to the website.

**VI. New Business**: There was no new business discussed.

**VII. Adjournment**: There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be Tuesday, June 28, 2016 at 7 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services