

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, February 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, Nicole Mallick, Joyce Tatanus, Denise Girard, Milan Sturgis, and Jerry Callaghan. Ken Eiriksson was present representing East Coast Management. 8 other residents were present.

II. Resident Time: The residents present asked questions regarding the snow and grounds contracts with Blade Runners, visitor parking and emergency communications. The Board announced that the snow contract was terminated and that the grounds contract was going out to bid. Visitor parking will be addressed by the Parking Committee, which includes Jerry Callaghan, Mike Smuland, Mike Gnilka and Nicole Mallick. The Board has a Facebook page that can be used for emergency and other notices. More advertising of the page will be done in future newsletters. Management was asked to put notices out regarding trash cans at 8841-47 Winding Hollow. Trash should be in front of the house, not out the back gate on Forest Creek Lane.

III. Management Report:

Review and Approval of Minutes. The minutes of the Board of Directors meeting of December 29, 2015 were approved as presented. *Motion by Beth Callaghan, second by Denise Girard.* There was no meeting in January.

Delinquency List. The Board was provided with the delinquency list as of January 31, 2016. Three current accounts are at the attorney. The total amount due was \$14,241 less \$5,664 classified as uncollectible.

Financial Report. The Board reviewed the January financial report. The Association had a surplus of \$62,180 for the month. Total expenditures were \$19,408. For the year to date, the Association has a surplus to budget of \$6,112. The Association had cash and investments of \$811,689.

Draft Audit: The Draft 2015 was approved after significant discussion. *Motion by Jerry Callaghan, second by Nicole Mallick/.* The Association had an audited surplus of \$17,315 despite significant pool related expenses that could have been charged against reserves.

Drainage/Rain Garden Proposals: The Board reviewed a proposal from Community Landscape Service to install a retaining wall and stones behind several homes on Willowick Lane. This is one of the worst erosion areas in the community. The cost of the wall is \$3,552. To add topsoil and seed in the general area would add \$1,375 to the cost. They also included a proposal for a rain garden which would add \$5,009 to the total cost. Management was asked to get additional bids for the rain garden from one of the companies the County recommended.

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Watch Lights: Management advised that the 11 new lights are all in except for two going from Winding Hollow to Hillside. They should be connected as soon as the weather permits. The Board discussed other lighting problems in the community. LNE Electrical provided a proposal to install new LED lights in the community. The Board agreed to install one on Hollow Knoll Court as a test.

Parking. There was another general discussion regarding parking. The Parking Committee will determine what changes might be recommended to the visitor parking rules. They were also asked to consider the curb parking by 8850 Winding Hollow, and to determine whether a walkway near the end of Winding Hollow is feasible, and whether it will help with parking in that area. The Board agreed to allow parking at the pool without a permit until 2 a.m. Dominion Towing will be contacted regarding the change once signs are posted. *Motion by Joyce Cannon, second by Denise Girard.*

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

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

V. New Business: The Board approved a proposal from Titan Pool Service to rent the community room for 1 year. The room will still be available for community meetings. The charge will be \$500 per month, plus \$100 per month for utilities. Approval is contingent on the final floor plan showing furniture and equipment. *Motion by Denise Girard, second by Beth Callaghan.*

VI. Adjournment to Executive Session: The meeting adjourned to Executive Session at 8:20 p.m. to discuss the grounds contract and an outstanding invoice for snow removal.

VII. Adjournment from Executive Session: Executive Session adjourned at 8:50 p.m. The Board agreed to pay Blade Runners for the snow invoice with the understanding that the grounds contract would be terminated. *Motion by Jerry Callaghan, second by Milan Sturgis.*

VIII Adjournment: There being no further business, the meeting was adjourned at 8:55 p.m. The next meeting will be Tuesday, March 22, 2016 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services