

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, March 28, 2017
@ 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, Jerry Callaghan, Mike Smuland, Milan Sturgis, Nicole Mallick, Joyce Tatanus, Jeanette Hantke, and Joe Collins. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

II. Resident Time: Management was asked to have the community room lights checked. They are dim and one is out. Confirm whether they are LED. The outside lights are also not working and one pole is leaning.

III. Management Report:

Review and Approval of Minutes. The minutes of the Board of Directors meeting of February 28, 2017 were approved as corrected. Mr. Callaghan was present. Mr. McGlone works for the Virginia Department of Forestry, not Fairfax County. *Motion by Milan Sturgis, second by Beth Callaghan.*

Delinquency List. The Board was provided with the delinquency list as of March 23, 2017. Twenty five owners had a balance on their account. 3 accounts are at the attorney, including one that paid most of their balance. One other is being monitored. The total amount due was \$10,727 less \$4,571 classified as uncollectible.

Financial Report. The Board reviewed the February financial statements and general ledger. The Association had a deficit of \$26,749 for the month. Total expenditures were \$28,090. For the year to date, the Association has a surplus to budget of \$19,167. Most of that was due to the lack of snow. The Association had cash and investments of \$953,313. A CD was opened in the amount of \$240,000 at First Virginia Community Bank. The CD has a term of 2 years and a yield of 1.55%.

Landscaping: Management and the Landscaping Committee met with Jim McGlone of the Virginia Department of Forestry on Monday, March 27th. The community trees were in surprisingly good shape with only a few problems noted. Management and the Committee were advised to have a couple trees removed and to crown prune some of the larger trees. More mulch will be used around some of the trees adjacent to parking, and untreated mulch will be used in the future. Bartlett Tree Experts was asked to provide a proposal for pruning. The Committee was advised on proper pruning, mulching and plant materials for our region. Mr. McGlone also provided guidance on erosion control in areas with trees.

Correspondence/Pending List: The Board discussed correspondence received or sent since the last meeting and Management's Pending List. A letter will be sent to 8732 Ridge Hollow Court regarding overgrown shrubs and missing siding.

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

V. New Business: The Board discussed a proposal for a new deck at 8883 Winding Hollow Road. It was agreed that the AECC Guidelines would be updated to allow decorative deck post caps and black pickets. All other deck components must be a natural wood color. White will not be permitted. *Motion by Beth Callaghan, second by Milan Sturgis.*

VI. Adjournment: There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be on Tuesday, April 25, 2017 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services