

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, April 25, 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, Milan Sturgis, Nicole Mallick, Joyce Tatanus, Jeanette Hantke, Jeanette Walton and Joe Collins. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

**II. Resident Time:** Solar panels were discussed. They are currently not approved, but will be considered if requested. Trespassers, lighting and architectural issues were also discussed.

**III. Management Report:**

Review and Approval of Minutes: The minutes of the Board of Directors meeting of March 28, 2017 were approved as provided. *Motion by Joyce Tatanus, second by Beth Callaghan.*

Delinquency List: The Board was provided with the delinquency list as of March 31, 2017. Twenty five owners had a balance on their account. 3 accounts are at the attorney, including one that paid most of their balance. The total amount due was \$10,667 less \$4,841 classified as uncollectible.

Financial Report: The Board reviewed the March financial statements and general ledger. The Association had a deficit of \$29,300 for the month. Total expenditures were \$30,407. For the year to date, the Association has a surplus to budget of \$20,679. The Association had cash and investments of \$942,900.

Draft Audit: The draft 2016 audit was approved as provided at the March 28, 2017 meeting. The Association had a clean audit and an audited surplus of \$8,512. *Motion by Beth Callaghan, second by Jeanette Hantke.*

Tree Pruning Proposal: Management presented a proposal from Bartlett Tree Experts to address some of the issues raised during a recent community inspection. No action was taken. The Landscaping Committee gave a report later in the meeting and will provide guidance on maintenance of the community trees.

Correspondence/Pending List: The Board discussed correspondence received or sent since the last meeting and Management's Pending List. Management was asked to follow up as soon as possible regarding the sidewalk drain on Hollow Hill Lane. Management advised that the new signage for the entrance will be ready for review in the near future.

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

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**V. New Business:** The Board discussed AECC Guidelines regarding windows. It was agreed that the Guidelines need to be clarified regarding double hung windows in Sections I and II. Management was asked to review safety requirements with contractors working on the property. The Communications Committee provided an update on planned changes to the Association's website.

**VI. Adjournment:** There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be on Tuesday, May 23, 2017 at 7 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services