

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, June 27, 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, Mike Smuland, Sharon Churchill, and Joe Collins. Ken Eiriksson was present representing East Coast Management. Three other residents were present.

**II. Resident Time:** There were no homeowner issues discussed.

**III. Management Report:**

Review and Approval of Minutes: The minutes of the Board of Directors meeting of May 23, 2017 were approved as provided. *Motion by Beth Callaghan, second by Nicole Mallick.*

Delinquency List: The Board was provided with the delinquency list as of June 20, 2017. Sixteen owners had a balance on their account. 2 accounts are at the attorney. One of those is making regular quarterly payments. One other account is being monitored. The total amount due was \$9,010 less \$5,381 classified as uncollectible.

Financial Report: The Board reviewed the May financial statements and general ledger. The Association had a deficit of \$27,457 for the month. For the year to date, the Association has a surplus to budget of \$26,672. The Association had cash and investments of \$957,407.

Tree Removal: Management requested approval to remove a large pine tree at the end of Ridge Hollow Court. It was discussed as a first step in improving the landscaping and drainage in the area. The Board approved the request. *Motion by Joyce Tatanus, second by Mike Smuland.* The lawn in the area will be restored after the stump is removed.

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

**IV. Unfinished Business:** The Communications Committee mentioned on-going updates to the website.

**V. New Business:** The Board discussed the paving of Hillside Road and the problems with parking in the community. Because of limited space, it was agreed that residents with more than 3 vehicles would have to find alternative parking off the property.

**VI.** The Board adjourned to Executive Session at 7:40 to discuss an owner issue.

**VII.** The Board adjourned from Executive Session at 8:10.

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**VIII. Adjournment:** There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be on Tuesday, June 26, 2017 at 7 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services