

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, August 22, 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: Parking problems in Section 4 were discussed.

III. Landscape Committee Report: The Board approved a tentative expense of \$6,000 to install erosion resistant plant materials behind Willowick. *Motion by Jerry Callaghan, second by Milan Sturgis.* The Committee is also addressing an erosion problem behind Forest Creek Lane. Management was asked to remove two Bradford Pear trees along Winding Hollow Way.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Board of Directors meeting of June 27, 2017 were approved as provided. *Motion by Beth Callaghan, second by Nicole Mallick.* There was no meeting in July.

Delinquency List: The Board was provided with the delinquency list as of August 15, 2017. Three owners had a balance on their account for a prior period assessment. Two of those accounts are at the attorney. One of those made their regular quarterly payment. One other account is being monitored and will be sent to the attorney in the next few days. The total amount due was \$23,286 less \$5,651 classified as uncollectible.

Financial Report: The Board reviewed the July financial statements and general ledger. The Association had a surplus of \$60,442 for the month. Total expenditures were \$25,247. For the year to date, the Association has a surplus to budget of \$36,204. The Association had cash and investments of \$949,323.

Draft Budget: The 2018 Draft budget was approved as provided. There will be no change in the quarterly fee. There are very few substantive changes compared to the 2017 budget. The total set aside for Common Area Maintenance, including Landscape Replacements is \$65,000. That is lower than last year's \$73,000, but still historically very high. *Motion by Beth Callaghan, second by Sharon Churchill.*

Correspondence/Pending List: The Board agreed to allow the owner of 6169 Green Hollow Court to remove a large tree in the front corner of his yard as long as he also removes the stump and restores the area. Management was reminded to have the graffiti removed from the pool parking lot. The handicapped space needs to be painted in the spring.

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V. Unfinished Business: Management was asked to contact the owner of 8732 Ridge Hollow Court about the condition of her home.

VI. New Business: Management was asked to get bids to seal coat the parking lot in the spring. The Neighborhood Watch sign at the entrance to Winding Hollow Way is missing. Management was asked to check the new deck at 6178 Forest Creek Court.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be on Tuesday, September 26, 2017 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services