

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, September 26, 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. Five other residents were present.

II. Resident Time: Management was advised that the playground on Forest Hollow Lane was not mulched. A stump there also needs to be removed.

III. Landscape Committee Report: The Board approved a proposal from J&J Landscape Management to install erosion resistant plants in several locations. *Motion by Nicole Mallick, second by Milan Sturgis.* The Committee applied for cost sharing grants from the Northern Virginia Soil and Water Conservation District to help offset some of the cost.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Board of Directors meeting of August 22, 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 September 22, 2017. Three owners had a balance on their account for prior period assessments. Two of those accounts are at the attorney. Both of those are making payments. One other account that is being monitored made a payment. The total amount due was \$12,256 less \$5,921 classified as uncollectible.

Financial Report: The Board reviewed the August financial statements and general ledger. The Association had a deficit of \$24,257 for the month. Total expenditures were \$25,787. For the year to date, the Association has a surplus to budget of \$38,568. The Association had cash and investments of \$973,420.

Trash Contract: Review of a renewal proposal from Trash Away was tabled pending an updated proposal. Management was asked to see whether the bulk pickup day could be changed, and whether notice could be provided when a resident calls for a bulk pick up. A washing machine was left at the curb at 8720 Ridge Hollow Court.

Correspondence/Pending List: The Board was advised that a problem home at 8732 Ridge Hollow Court is under contract. Management was advised that the deck at 6178 Forest Creek Court has black plastic pickets.

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, September 26, 2017
Page 2

- V. Unfinished Business:** There was no additional unfinished business discussed.
- VI. New Business:** Management was asked to arrange for a dumpster to be at the top of the pool lot on October 21st for the community clean up day. Management was advised that the owner of 8723 Ridge Hollow Court may have covered their back yard with concrete.
- VII. Adjournment to Executive Session:** There being no further business, the meeting was adjourned to Executive Session at 8:00 p.m. to discuss a homeowner issue.
- VIII. Executive Session** was adjourned at 8:15. The Board agreed to allow the owner of 8866 Winding Hollow Way to park a taxi in his reserved space as long as the lettering is covered and it is the only vehicle he is parking on the property. *Motion by Joe Collins, second by Mike Smuland.* Management will notify Dominion Towing and ask if they have "Do Not Tow" decals for such purposes.
- IX. Adjournment:** There being no further business, the meeting was adjourned at 8:15. The next meeting will be the Annual Meeting on Tuesday, October 24, 2017 at 7 p.m. Mr. Sturgis announced that he will not be running for reelection.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services