

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, November 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. Callaghan.

I. Members Present: The following Board Members were present: Beth Callaghan, Jerry Callaghan, Nicole Mallick, Joyce Tatanus, Betsy Reagan, Mike Roeber, Sharon Churchill, and Joe Collins. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: The Board discussed the location of the sand boxes that will be placed out for snow removal season. Management was advised that 6070 Hollow Hill Lane dumped bamboo in the common area.

III. Committee Reports: Ms. Tatanus updated the Board on landscape projects completed and other projects planned for the spring and the rest of 2018. The Board expressed interest in projects outside Section IV, including erosion behind homes on Hollow Knoll Court. The Committee will be provided keys for the meeting room so they can access the community map. Ms. Callaghan announced that the website upgrade is expected to roll out by January 31, 2018.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Annual Meeting and the Board of Directors meeting of October 24, 2017 were approved as corrected. The clean up was conducted by the Social Committee, not the Landscape Committee. *Motion by Mark Roeber, second by Jerry Callaghan.*

Delinquency List: The Board was provided with the delinquency list as of November 30, 2017. Twelve owners had a balance on their account for prior period assessments. Two accounts are at the attorney. The total amount due was \$22,980 less \$6,191 classified as uncollectible. Management was advised that a severely delinquent owner has 3 new vehicles.

Financial Report: The Board reviewed the October financial statements and general ledger. The Association had a surplus of \$46,902 for the month. Total expenditures were \$39,012. For the year to date, the Association has a surplus to budget of \$16,876. The Association had cash and investments of \$945,479.

Grounds Contract: Management is still waiting for two proposals for the grounds contract. They will be distributed as soon as they are all received.

Trash Contract: Management was asked to confirm definitely whether the trash contract includes yard waste. Options for owner generated leaf removal were discussed.

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, November 28, 2017
Page 2

Correspondence/Pending List: The Board reviewed Management's pending list. No decisions were made.

V. Unfinished Business: The Board discussed illegal dumping solutions. Management was asked to get prices for cameras.

VI. New Business: Management was advised that both lights at the entrance to Timber Hollow Lane are out.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:10. The next meeting will be on January 23, 2018 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services