

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, February 27, 2018
@ 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, Mark Roeber, and Jeannette Hantke. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

II. Resident Time: Management was advised that the street sign at Green Hollow and Winding Hollow was missing. It was broken and will be replaced as soon as a new pole is delivered. Two lights on Ridge Hollow Court are still out. Management will contact the power company again, but one light may be privately owned. The owner of 6149 Green Hollow Court was present to ask for a reduced replacement price for his stolen parking sticker. The Board agreed in Executive Session to charge \$200 for the replacement permit.

III. Committee Reports: Management was advised that the parking space number needs to be painted at 8732 Ridge Hollow Court. The communications committee announced that the website was up and running. Ms. Tatanus advised that the Landscape Committee had created an initial list of issues to address throughout the community. They will finalize and prioritize the list. Management will locate a plat map for 6072 Hollow Hill Lane before a decision is made about the tree beside that home. The Committee also provided a map for Management to provide to the grounds contractor.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Board of Directors meeting of January 23, 2018 were approved as provided. *Motion by Mark Roeber, second by Beth Callaghan.*

Delinquency List: The Board was provided with the delinquency list as of February 7, 2018. Twelve owners had a balance on their account for more than the current quarterly assessment. Two accounts are at the attorney. The total amount due was \$11,570 less \$4,450 classified as uncollectible. An updated list was provided at the meeting.

Financial Report: The Board reviewed the January financial statements and general ledger. The Association had a surplus of \$73,848 for the month. Total expenditures were \$12,348. For the year to date, the Association has a surplus to budget of \$11,525. The Association had cash and investments of \$992,907.

Draft Audit: After discussion, the draft 2017 audit was attached as provided. The Association had an audited surplus of \$19,888 for the year. Most of the improvement over 2016 was due to lower costs for Snow Removal and lower Contribution to Reserves. *Motion by Joyce Tatanus, second by Betsy Reagan.*

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Grounds Contract Proposals: After discussion, the Board approved an updated one year contract with Blade Runners. The cost of the contract will be \$72,000. *Motion by Jerry Callaghan, second by Beth Callaghan.* Blade Runners will be asked to not edge the sidewalk along Hillside Road due to an erosion problem below Willowick Lane.

Correspondence/Pending List: The Board reviewed Management's pending list. The Board agreed to prohibit bamboo in the community.

V. Unfinished Business: Mr. Callaghan stated that email should be limited and that Board members should not be contacting contractors during contract negotiations.

VI. New Business: There was no additional new business discussed.

VII. Adjourn to Executive Session: The meeting was adjourned to Executive Session at 8:25 to discuss a homeowner request. The Board agreed to discount the replacement cost of a stolen parking permit.

VIII. Adjournment: There being no further business, the meeting was adjourned at 8:30. The next meeting will be on March 27, 2018 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services