

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, April 24, 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, Nicole Mallick, Sharon Churchill, Joe Collins, Jerry Callaghan, Joyce Tatanus, Betsy Reagan, Mark Roeber, and Jeanette Hantke. Ken Eiriksson was present representing East Coast Management. 4 other residents were present.

**II. Resident Time:** Ms. Knight of 8723 Ridge Hollow Court was present to get guidance from the Board regarding her back yard which is 90% covered with an elevated concrete patio. The Board will consider options and get back to her. Children playing in the streets was discussed. Mr. Roeber will contact Mr. Herrity's office to see if they have any suggestions. Ms. Churchill mentioned that the kids have constructed a "fort" behind her house and are breaking tree branches. Management will have it removed. Management will determine who owns watch lights in front of houses on Hollow Hill and Ridge Hollow.

**III. Committee Reports:** Short reports were provided by the Communications Committee, and the Landscape Committee. Management provided keys and signs to the Landscape Committee. The Landscape Committee recently took delivery of several bare root trees and shrubs that they will plant in the common areas. The Callaghans offered Japanese Maple plants to the Committee.

**IV. Management Report:**

Review and Approval of Minutes: The minutes of the Board of Directors meeting of March 27, 2018 were approved as provided. *Motion by Beth Callaghan, second by Joyce Tatanus.*

Delinquency List: The Board was provided with the delinquency list as of March 31, 2018. Twenty four owners had a balance on their account. Three accounts are at the attorney. One account at the attorney paid in full in April. The total amount due was \$11,895 less \$4,990 classified as uncollectible. Management will follow up on the two accounts at the attorney.

Financial Report: The Board reviewed the March financial statements and general ledger. The Association had a deficit of \$38,270 for the month. Total expenditures were \$39,145. For the year to date, the Association has a surplus to budget of \$20,139. The Association had cash and investments of \$1,017,191.

Parking Lot Bid: A proposal for patching, crack filling and seal coating from PCM Services was reviewed. The bid was \$70,811, including 142 square yards of repairs to the entrance of Hollow Hill Lane, and re-striping and painting to match. The Board agreed to limit the scope of the work to patching, striping and 3 speed bumps at the most. Management will get additional bids, excluding seal coating.

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Correspondence/Pending List: The Board reviewed Management's pending list. The Board discussed locations for lights and cameras, but no additional direction was provided.

**V. Unfinished Business**: Ms. Mallick suggested that the AECC Guidelines needed to be updated to include issues like patios and windows in Sections I and II. Mr. Callaghan reminded the Board of the appropriate social media outlets.

**VI. New Business**: Mr. Eiriksson discussed the role of Management.

**VII. Adjournment**: There being no further business, the meeting was adjourned at 9:00 p.m. The next meeting will be on May 22, 2018 at 7 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services