

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, August 28, 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 Ms. Mallick. Mr. Callaghan arrived 10 minutes later and presided over the rest of the meeting.

I. Members Present: The following Board Members were present: Beth Callaghan, Jerry Callaghan, Joyce Tatanus, Joe Collins, Betsy Reagan, Mark Roeber, and Nicole Mallick. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

II. Resident Time: Management was advised that the stop sign was down at Hollow Hill Lane and Ridge Hollow Court. Management was advised that the owner of 8831 Winding Hollow Way left a pile of debris while replacing their deck. Management was advised that low branches recently pruned on Winding Hollow Way were improperly pruned.

III. Committee Reports: The Communications Committee will include the holiday trash schedule and an article on biologists in their next newsletter. The Landscape Committee reviewed their progress and plans for the rest of the year. Management agreed to contact Miss Utility to mark areas on Willowick again. They will be asked to mark 30' in all directions from the transformers. A meeting with an erosion control contractor is scheduled for later in the week. Management will include lawn fertilizing and weed control in the new grounds contract. Leaf mulching will also be noted.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Board of Directors meeting of July 24, 2018 were approved as corrected. There was a type. *Motion by Jerry Callaghan, second by Nichole Mallick.*

Delinquency List: The Board was provided with the delinquency list as of July 31, 2018, was provided. 50 owners had a balance on their account. Two accounts are at the attorney. Three others are being monitored. The total amount due was \$16,852 less \$5,260 classified as uncollectible.

Financial Report: The Board reviewed the July financial statements and general ledger. The Association had a surplus of \$54,720 for the month. Total expenditures were \$31,789. For the year to date, the Association has a surplus to budget of \$29,963. The Association had cash and investments of \$1,039,148.

Pool Schedule: Management advised the Board that Titan was unable to find guards to keep the pool open beyond the regular school schedule. They will reimburse the Association about \$600 for the lost spring hours. Proposals for a shorter pool season will be obtained for 2019.

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Paving Proposal: Management provided 3 proposals to mill and pave Timber Hollow Lane, Forrest Hollow Lane, Hollow Hill Lane, and a portion of Ridge Hollow Court. The proposals include replacing 4 speed bumps and painting full parking space lines. After discussion, the Board approved the proposal from Finley Asphalt in the amount of \$160,000. An additional \$12,000 was approved for concrete curb and gutter work. The funds will come from the Paving Reserve. *Motion by Jerry Callaghan, second by Joe Collins.* Management will meet with Finley to determine a final scope of work for concrete repairs.

AECC Guidelines Update: Management will provide an update to the AECC Guidelines at the September meeting, if possible. The Board approved a change in the parking guidelines in item 1.2 The word "should" will be replaced with "shall". *Motion by Jerry Callaghan, second by Joe Collins.*

Correspondence/Pending List: The Board reviewed Management's pending list and recent correspondence. The Board agreed to mark an open space at the end of Winding Hollow Way as Reserved. The residents in that area will be advised why the change was made and to contact Management with any questions.

V. Unfinished Business: There was no unfinished business discussed.

VI. New Business: The Board was asked to provide a discount for a replacement parking permit stolen from 8746 Ridge Hollow Court at least six months ago. They declined the request. *Motion by Joe Collins, second by Nichole Mallick (6-1, Roeber)*

VII. Adjournment: There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting will be on September 25, 2018 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services