

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, July 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 Ms. Tatanus. Mr. Callaghan arrived 5 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, Betsy Reagan, Mark Roeber, and Nicole Mallick. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

II. Resident Time: A resident on Willowick asked when the tall rye grass would be cut. He complained about ticks, snakes and the generally unkempt appearance. The Landscape Committee will work with Blade Runners to get the area mowed without affecting the new plants. A utility box is open at 8904 Winding Hollow Way. Management was asked to have the trees on Winding Hollow Way near Willowick pruned, and also the trees along Forest Creek Lane.

III. Committee Reports: The Landscape Committee agreed to consider using consultants for their projects. Management will contact at least two, including one on the Fairfax County list. Management will look for more information regarding resources at the Springfield District Council of Homeowners and the Fairfax Federation of Homeowners. The committee meets again on August 2nd. The Social Committee will sponsor a bike day in September.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Board of Directors meeting of June 26, 2018 were approved as provided. *Motion by Beth Callaghan, second by Betsy Reagan.*

Delinquency List: The Board was provided with the delinquency list as of June 30, 2018, was provided. 16 owners had a balance on their account. Two accounts are at the attorney. A third paid in full. The total amount due was \$8,022 less \$5,260 classified as uncollectible.

Financial Report: The Board reviewed the June financial statements and general ledger. The Association had a deficit of deficit of \$36,592 for the month. Total expenditures were \$36,910. For the year to date, the Association has a surplus to budget of \$27,066. The Association had cash and investments of \$1,032,146.

Paving Proposal: The Board discussed a proposal from Finley Asphalt to repair 28 drive areas totalling 3,073 square yards for milling and replacement. The cost of the project was \$86,778. After discussion, the Board agreed the best approach would be to mill and overlay all of the streets. Management was directed to obtain 3 proposals to start that project and to include Timber Hollow Lane, Forrest Hollow Lane, Hollow Hill Lane, and the upper portion of Ridge Hollow Court to the Hollow Hill Lane entrance from Hillside Road. Proposals will be available at the August meeting. Parking spaces will be marked with full lines.

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AECC Guidelines Update: Management provided proposed wording for an amendment to the AECC Guidelines regarding back yard patios. The Board agreed to consider that along with other, already approved changes at the August meeting. Management will summarize all the changes for approval at the August meeting. Any additional changes being offered by a Board member should be made and brought to the meeting for discussion.

Pool Schedule: The pool will open for reduced hours when school starts on August 27th. The Board accepted Titan Pool Service's offer to stay on the regular schedule as partial compensation for the missed days in June.

Correspondence/Pending List: The Board reviewed Management's pending list and recent correspondence. The broken trash can has been repaired and will be reinstalled in the near future.

V. Unfinished Business: Management will make sure the paving bids include problems on Forest Creek Lane and Forest Hollow Lane near the mailboxes.

VI. New Business: Officer Stuart was asked to provide more assistance regarding the use of illegal fireworks in the community.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be on August 28, 2018 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services