

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, June 26, 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, Joe Collins, Sharon Churchill, Jerry Callaghan, Joyce Tatanus, Betsy Reagan, and Jeanette Hantke. Ken and Lindsey Eiriksson were present representing East Coast Management. 5 other residents were present.

II. Resident Time: Representatives for Ms. Knight of 8723 Ridge Hollow Court were present for further guidance regarding her back yard elevated concrete patio. Management was advised that a toilet in the women's pool house restroom was not functioning. The party room tables and carpet were very dirty, and the Board's drinks were all taken. Management will discuss use of the room with the pool company. Management confirmed that For Sale and For Rent signs are not allowed on the common areas and are removed when found.

III. Committee Reports: The Landscape Committee requested that Miss Utility mark the area around the electric box behind 6136 Willowick. They also requested that grounds contract bids be provided soon. Management asked the committee to provide proposed changes to the grounds contract specifications, if any.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Board of Directors meeting of May 22, 2018 were approved as provided. *Motion by Beth Callaghan, second by Joe Collins.*

Delinquency List: The Board was provided with the delinquency list as of June 19, 2018, was provided. 17 owners had a balance on their account. None of those owners received pool passes. Three accounts are at the attorney, including two that made substantial payments. The third paid in full. The total amount due was \$9,232 less \$5,260 classified as uncollectible.

Financial Report: The Board reviewed the May financial statements and general ledger. The Association had a deficit of deficit of \$25,497 for the month. Total expenditures were \$28,134. There were no significant or unexpected negative variances. For the year to date, the Association has a surplus to budget of \$25,965. The Association had cash and investments of \$1,049,610.

Solar Panel Request: The Board approved a request from the owner of 6044 Forrest Hollow Lane to install a solar roof on the back of her home. *Motion by Beth Callaghan, second by Joe Collins.* The Board was clear that the approval was for this specific case since the home backs to the woods at the edge of the property. Management will check the legal documents and AECC Guidelines to see if there are any restrictions.

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AECC Guidelines Regarding Drainage: The Board agreed to amend the AECC Guidelines to provide more specific guidelines regarding back yard patios. *Motion by Joyce Tatanus, second by Beth Callaghan (6-1 Collins)*. Any changes in back patios still require AECC or Board approval. The maximum coverage of non permeable surfaces in a back yard will be 50% of the total square footage of the back yard. Downspouts must terminate at least 3' on the owner's property, and at least 1' must be uncovered along all property lines. Residents will be encouraged to use permeable materials, and to avoid elevated patios. Reference to the Fairfax County zoning restrictions on blocking water flow and drainage onto adjacent properties will be highlighted. Management will provide a draft for the July meeting. Management will send an email to Ms. Knight advising her of the Board's decision. A letter will also be sent to 6136 Willowick about their new patio.

Correspondence/Pending List: The Board reviewed Management's pending list and recent correspondence. The towing contract is currently on a month to month bases. Management was asked to complete the comprehensive inspection as soon as possible.

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: Management was asked to contact VDOT regarding the No Parking signs on Hillside Road. They are too close to the entrance and parked vehicles are blocking the line of sight to exit the property. Mr. Callaghan commented on problems with electrical service in the community. The old wiring is failing and needs to be replaced.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:45 p.m. The next meeting will be on July 24, 2018 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services