

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, September 25, 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, Joyce Tatanus, Joe Collins, Betsy Reagan, and Nicole Mallick. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

II. Resident Time: The contractors at 8757 Ridge Hollow Court are still dumping in the common area. Management will investigate the damage caused by a car stuck in the mud on Winding Hollow Way. The fences are falling at 8853-55 Winding Hollow Way. There are window air conditioners on Hollow Hill, Hollow Knoll and Forrest Hollow.

III. Committee Reports: The Landscape Committee reviewed a recent meeting with a contractor, their progress and plans for the rest of the year. Management had Miss Utility mark two areas on Willowick again.

IV. Management Report:

Review and Approval of Minutes: The minutes of the Board of Directors meeting of August 28, 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 September 20, 2018, was provided. 20 owners had a balance on their account. Two accounts are at the attorney. One other is being monitored. The total amount due is \$8,202 less \$5,260 classified as uncollectible.

Financial Report: The Board reviewed the August financial statements and general ledger. The Association had a deficit of \$21,976 for the month. Total expenditures were \$23,531. For the year to date, the Association has a surplus to budget of \$35,162. The Association had cash and investments of \$1,063,123. The Board agreed to convert the Access Bank Money Market to a 2 year CD. *Motion by Jerry Callaghan, second by Joyce Tatanus.*

Draft Budget: After discussion, the 2019 Draft budget was approved as provided. The budget does not include a change in the quarterly assessment. Higher CD rates, and lower Administrative Expenses due to lower collections costs will offset a higher expected Grounds Contract and other cost of living adjustments. The balance will be added to a New Paving Replacement Reserve line item. *Motion by Jerry Callaghan, second by Joyce Tatanus.*

Paving Contract: Management and Finley Asphalt marked the areas of concrete that will be replaced. The quantity was slightly higher than originally estimated. Work is scheduled to begin on October 22nd for concrete replacement. Paving will begin on October 30th and last 3 days. Management will confirm that no work will be done on Halloween. The Board agreed to add speed bumps at the entrance to Willowick to slow traffic. The cost is estimated at \$1,000. *Motion by Nicole Mallick, second by Jerry Callaghan (5-1 Tatanus).*

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Drainage Proposals: Community Landscape provided a proposal to address the drainage problem behind 6127-6131 Willowick. The Landscape Committee had a second option. It was agreed that the pros and cons of various options need to be understood. Management will arrange to have owner property removed from common areas behind fences. Management will contact a third contractor with experience working with Fairfax County on drainage issues.

Correspondence/Pending List: The Board reviewed Management's pending list and recent correspondence. Management will advise the owner of 6138 Willowick that he needs to provide pictures of the previous condition of his back yard.

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

VI. New Business: Management was advised that the tree buried in mulch at the Green Hollow Court playground needs to be addressed. Three trees on Forrest Hollow Lane need to be removed. The chips will be left at the pool for future use. The Board agreed to remove Sharon Churchill from the Board for attendance issues. *Motion by Jerry Callaghan, second by Nicole Mallick.*

VII. Adjournment: There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting will be on October 23, 2018 at 7 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services