

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, September 24, 2024
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:05 p.m. by Jerry Callaghan.

I. Members Present: The following Board Members were present: Jerry Callaghan, Donald Rhodes, Beth Callaghan, Joyce Tatanus, Joe Collins and Jeanette Hantke. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: There were no resident issues discussed.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of August 27, 2024 were approved as corrected. Mr. Rhodes was not present. *Motion by Beth Callaghan, second by Jerry Callaghan.*

B.) Delinquency List: The Board reviewed the delinquency list as of September 23, 2024. Six owners had a balance on their account for more than the current assessment. Two accounts were at the attorney. Two others will be sent after parking notices are sent. The total amount due was \$7,435, less \$3,460 classified as uncollectible.

C.) Financial Report: The Board reviewed the August financial statements and general ledger. The Association had a deficit of \$18,177 for the month. Total expenditures were \$19,339. No payment was made to Community Landscape for the grounds maintenance contract. For the year to date, the Association had a surplus to budget of \$14,957. The Association had cash and investments of \$1,125,162.

D.) Grounds Contract Proposals: Management solicited bids from 5 landscape contractors. 3 were received and provided to the Board. The contractors were asked to bid for basic services including 10-14 days between mowings of all lawns, every other visit edging, at least 2 shrub prunings, spring mulching, weed control in common beds and sidewalks, and chemical treatments for common area lawns. The proposal form Blade Runners was the only one discussed because of its thoroughness and comparatively low price. The remaining proposals will be forwarded when they are received. The 2025 budget for the Grounds Contract is \$92,600.

E.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. There were no decisions made.

F.) AECC Guidelines: The Board spent the remainder of the meeting editing the AECC Guidelines. Management will provide patio and process wording for the Board to consider. The Guidelines are expected to be in final form prior to the Annual Meeting.

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IV. Committee Reports: There were no committee reports.

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

VI. New Business: The Annual Meeting will be held on Tuesday, November 12th. The 3 year terms for Anne Zimmermann and Donald Rhodes both expire.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:15 p.m. The next meeting will be on October 22, 2024 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services