

TIMBERLAKE COMMUNITY ASSOCIATION
AUGUST BOARD MEETING MINUTES

August 21, 2025

CALL TO ORDER/ CONFIRM QUORUM

The meeting was called to order at 6:00 p.m. with board members: Kathy Whitley, Matt Flood, Brittaney Bullins, Meri Solon, Barbara Stafford, Jim Gazard. Not present Keith Menzer.

David Lukus was also present representing PMA management.

APPROVAL OF PREVIOUS MONTH'S MINUTES

Motion was made by Brittaney and seconded by Jim to approve July's minutes with suggested amendments. Motion carried unanimously.

HOMEOWNER FORUM

Held in accordance with Virginia Code, Section 55.1-1816. D.

MANAGER'S REPORTS

Brittaney Bullins presented financials.

David Lukus presented the Manager's Report.

BUSINESS

Motion by Matt to approve ARC application for solar panels. Second by Kathy. Motion carried unanimously.

Motion by Kathy to approve ARC application to replace shed and install storage bins for his trash and recycling cans. Second by Meri. Motion carried unanimously.

Motion made by Kathy to decline ARC application to widen driveway due to HOA bylaws. Second by Matt. Motion carried unanimously.

Motion made by Kathy to decline ARC application to replace T-11 Wood siding with vinyl siding due to HOA bylaws. Second by Meri. Motion passed with majority. 3 yes, 1 no, 2 abstaining

Motion by Kathy to table renewing the pest control contract to get additional bids. Second by Meri. Motion carried unanimously.

Motion by Kathy to approve DKT survey for the dock replacement to be paid out of RR. second by Brittaney. Motion carried unanimously.

Motion by Brittaney to approve Giles Flythe proposal to survey and design footbridge replacement for \$2950 to be paid out of RR. Second, by Matt. Motion carried unanimously.

Motion by Meri to approve multiple contracts for Continental Pools to include coping and waterline tile replacement for the Foxwood pool (RR), winter maintenance of the Foxwood pool and the summer contracts for the Foxwood and Windsor Oaks pools. Second by Kathy. Motion carried unanimously.

Motion by Meri to go into executive session to discuss delinquency and personnel matters. Seconded by Brittaney. Motion carried unanimously. (7:39pm)

Motion to come out of executive session at 7:45 PM.

Motion by Jim to move forward with Thomas Adams as the associations collection attorney and to move forward with the lien on account 51596. Second by Meri. Motion carried unanimously.

Meeting adjourned at 8:00 PM.

Approved by the Board of Directors on: Nov 20, 2025

Attest: Meri Sch Secretary