

Minutes of a meeting of the Board of Timber Cove Homes Association

General session

Held Saturday, September 9, 2023
Fort Ross State Park Meeting Room
19005 Coast Highway One, Jenner
In Person & Zoom

Attendees:

Directors Present

Cindy Culcasi, President
Jennifer Greenstein, Secretary
Richard Mogford
Keith Thompson

Zoom:

Rosemary Gorz, Vice President
Joe Bettencourt, Treasurer

Call to Order

Cindy Culcasi called the meeting to order at 11:13 a.m.

Per Davis Sterling, the meeting is recorded to assist the Secretary with the minutes. The recording will be deleted once the minutes are approved.

Review and Approval of the Agenda

We will remove the treasurer's report.

We will remove the fence variance because we do not have the required responses from all the neighbors yet.

Upon motion duly made and seconded, the agenda was approved as noted above by the Board,
6-0

Review and Approval of Previous Minutes

Upon motion duly made and seconded, minutes of the August 12, 2023, meeting were approved by the Board, 6-0

Seating of the Board

Cindy welcomes Aaron Weber and asks him to sit with the board.

Joe nominated Cindy Culcasi to remain as president

Upon motion duly made and seconded, Cindy Culcasi was elected to remain president voted by the Board, 7-0

Cindy Culcasi nominated Jennifer Greenstein to remain as secretary.

Upon motion duly made and seconded, Jennifer Greenstein will remain secretary voted by the Board, 7-0

Cindy nominates Joe Bettencourt to remain Treasurer.

Upon motion duly made and seconded, Joe Bettencourt will remain treasurer voted by the Board, 7-0

Cindy nominates Rosemary Gorz to remain vice president.

Upon motion duly made and seconded, Rosemary Gorz will remain vice president voted by the Board, 7-0

Architectural Update

22176 Umland Circle review. Chris shared that it is two one bedroom houses. One house is classified as an ADU. The proposed carport has three walls so the Architectural committee recommends a full garage or an open carport. Story poles need to be up and we will review at the October meeting.

The updated draft of the architectural guidelines are posted on the kiosks, the Lyon Crt office and down by the mailboxes. They will be posted for 28 days per Davis Sterling. We will have a motion to approve at the October meeting.

Public Comment

None

New Business

Cindy wants to bring a motion to increase the dues by 15%. The annual dues will increase from \$551.04 to \$635.

There was a discussion to raise the dues 20%

Rosemary commented that some people have said to raise the dues by 10% , 15% and 20%, she believes 15% to be the best compromise.

Cindy decided to postpone the vote. She will get the roads reserve report finalized and posted and Joe will get the budget out before the October meeting

Per the by-laws all the directors have to sign a code of conduct when they are elected to the board. The code of conduct is posted on the website

Adjournment

Upon motion duly made and seconded, the meeting was adjourned at 11:38 a.m.

The next meeting is October 14.

Respectfully submitted,

Jennifer Greenstein

Jennifer Greenstein, Secretary

Sign in Sheet

Sal Culcasi

Chris and Diane Feddersen

Aaron Weber

Anne and John Ree

John and Yvonne Gray

Ron Case

Bob Leichtner

Brian Greenstein

Zoom

John Rosson

Linda Willes