

Timber Cove Homes Association
22098 Lyons Court
Jenner, CA 95450
Agenda for General Session
October 14, 2023, Time: 10:00 AM
Zoom/In Person

Location: Fort Ross State Park, 19005 Coast Hwy 1, Jenner
Inside the bookstore, in the Fort Ross Conservancy Room

Join Zoom Meeting
<https://us02web.zoom.us/j/6947908229?pwd=MXZTemVlcFFqZjFPaGZCemNIK3Zhdz09>

Meeting ID: 694 790 8229
Passcode: 62573

Call In
+1 669 900 6833
Meeting ID: 694 790 8229
Passcode: 62573

Please arrive early. There is an event starting at 10:00 am and we don't know how fast the parking lot will fill up. The meeting may start a bit late because we won't be able to get into the building early. The event information is below:

The \$10.00 parking fee per car will cover attending the Harvest Festival. We will pass out the receipts for the parking fee to the drivers of each car if requested when the meeting ends.

Harvest Festival
Fort Ross State Historic Park
Saturday, October 14, starting at 10:00 am

Harvest is here, and we're ready to celebrate the bounty of autumn at Fort Ross State Historic Park at our one-of-a-kind 19th century orchard! Join us for a day filled with fun, food and drinks, laughter, and the beauty of the season. Gather your friends and family for a memorable day at our historic orchard overlooking the Pacific Ocean! For more information and the schedule of all events, please visit <https://www.fortross.org/events> or call (707) 847-3437.

	Agenda Items	Speaker
1	Call to Order	Jennifer Greenstein
2	Review & Approval of Agenda	Jennifer Greenstein
3	Review & Approval of Minutes	Jennifer Greenstein
4	Counting of the Ballots - Introduction of HOA Election Experts	HOA Election Experts
5	President's Report	Cindy Culcasi
6	Public Comment (3 minutes for Items not on the agenda)	Cindy Culcasi
7	Business Items <ol style="list-style-type: none"> 1. Legal Update 2. Treasurer's Report <ol style="list-style-type: none"> a. Bills – Motion to Approve 3. Increase of TCHA Dues for 2024 – Motion to Approve <ol style="list-style-type: none"> a. Reserve Study Review/Financial Overview 4. Architectural Update <ol style="list-style-type: none"> a. Fence Variance - 22144 Umland - Motion to Approve b. Plans - 222176 Umland – Motion to Approve* c. Updated Architectural Guidelines – Motion to Approve 5. Tree Cutting Policy – Motion to Approve 	Legal Committee Joe Bettencourt Cindy Culcasi/Joe Bettencourt Architectural Committee Cindy Culcasi Chris Feddersohn Chris Feddersohn/Cindy Culcasi Cindy Culcasi
8	New Business <ol style="list-style-type: none"> 1. Committee Resolutions – Motion to Approve <ol style="list-style-type: none"> a. Legal b. Architectural c. Roads 2. Code of Ethics/Whistle Blower Policies – Why is this Required? 3. CCR Update/Cost – Next Steps 4. TCFPD - Requirement for Address Signs on Vacant Lots/Residences 5. Timber Cove Website - Aaron Weber to Manage 	Cindy Culcasi Cindy Culcasi Cindy Culcasi Richard Mogford Cindy Culcasi
9	Election Results – Monetary Penalties Fine Schedule	HOA Election Experts
10	Adjournment	Cindy Culcasi

***Requirements for Approval of House Plans**

1. Variance Request Called Out/Neighbor Notification
2. Plans Received
3. Driveway/Culvert Inspected by TCHA Agent for Proper Width and Location
4. Fees Paid/Performance Deposit Received
5. Story Poles are Up/30 Day Neighbor Notification Starts