



Timber Cove Homes Association
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TIMBER COVE HOMES ASSOCIATION
REGULAR MEETING
AUGUST 27, 2016
Fort Ross Conference Room 10:15 am

Members Present:

Brian Todd,Carolynn Abst, Ron Case, Bob Ferguson, Burkhard Schipper, In Hui Lee, Russell Wells, Kathleen Lassiter, Cindy Culcasi, Anne Vernon, John Rea, Ruth Marshall, Nicholas Lee, John and Pam Duarte, Eric Tamm, Thomas Sgrenci, Gail Wright, Guiseppine Conti, Sharon Pearson, Eric & Carrie McConn, Barry Schwartz, Thomas Hale, Judi Bowers

•**Welcome** by Hank Birnbaum of Ft. Ross with brief introduction of the park, its facilities and history.

•**Approval of Agenda MSP unanimous** Add item 16: Recording of meetings.

•**Approval of Minutes of July 2016:** SC asked to delete that he attended end of Ex Session.

TMcK moved, JP seconded approval of Minutes. Unanimous vote to approve amended Minutes.

•**President's Report: deferred to Annual Meeting**

1. IDR submittals Two were submitted; the second one will be deferred for attorney for advice for proper response. Declaratory Relief—re. our trails. Moving forward. Annual Personnel Performance reviews underway. We are meeting with a consultant, Lisa Krikos, to discuss our HR needs.

2. General Reports:

2.1. Correspondence deferred (SL not available)

2.2. Architectural (J. Howland): 22112 Umland Circle: Discussion of height variance. SM moved approval. LM seconded. JP nay; rest ayes.

2.3. Treasurer (SEMcC): TCHOA is looking healthy. Our budget is just under \$100,000 for the year. We have collected about \$80,000 in annual dues and have almost \$300K in reserve. There is about \$14,000 in uncollected dues (about 12-14 properties). : Discussion of using Pro-Solutions again as a collection agency. Ask SL to follow up with a phone call; JP will help with contacts to delinquent property owners.

2.3.1. Payment of Bills: Only regular salaries this month. TMcK moved to approve

regular salaries and standard monthly automatic payments. JP second. Unanimous approval.

2.4. Security Report (N. Lee): Last month he noted license numbers of unattended vehicles. There was a single vehicle accident on TC Road: broke a wheel. A small fire on the beach at Still Water Cove Park got out of control and burned through the underbrush up to HWY 1. It could have impacted TC.

2.5. Fire Abatement and Water Board: deferred to Annual Meeting

OLD BUSINESS

3.0. Civil Code Requirements for Decorum at Meetings Violence in the Workplace: SM reported that our Board has voted to support and abide by all aspects of Civil Code outlined in Davis-Stirling for decorum at meetings. Our collective behavior within the community and at meetings is now part of our Mission and Vision Statements of our Strategic Plan, discussed at great length in previous Board meetings and at our Town Hall. We do not tolerate any kind of abusive behavior, harassment, interruptive unsanctioned speech at meetings or any violence whatsoever in the community, toward our employees or at meetings. This also has been discussed at several Board Meetings, including Executive Sessions where a recent incident was of concern to us all.

NEW BUSINESS

4.0. Voting problems discussion: TMcK noted there have been irregularities with procedures; glitches; and administrative errors in past and current practice. Wide audience participation in discussion. SL noted she has done what we did last year and what was directed by the former Administrative Assistant, Tina Romeo. SM moved, TMcK seconded that we delay opening ballots until we get a response from the Registrar of Voters confirming that what we have done is legal. If what we have done is acceptable, we can count the ballots. If it is not approved, then a new ballot would be sent. SC abstain; all else ayes.

Public Comment:

R. Case asked about the CC&Rs and variance of a building. He believes the CC&Rs are out of date. TMcK noted our Architectural Guidelines are derived from the CC&Rs that we follow and were recently updated. Ron Case suggested we do an assessment of all the building here already to see if people are in compliance. JP noted that the system of variances is the reason we have such a variety of heights. AV is concerned about 2 story houses; trees that impede views. SEMcC suggested this would be a good topic for a Town Hall meeting

3. Allowing Tape Recording at Meetings (deferred to next regular meeting due to time limitations)

4. Setting date and time for September meeting: September the 27th and Agenda with camping form as New Business. Business not discussed today will carry over.

MSP unanimous Adjournment to accommodate Annual Meeting (11:55)