

DRAFT

**Minutes of a Meeting of the Board of Timber Cove Homes Association  
In General Session**

Held Saturday, September 11, 2021, following Annual Meeting  
Via Zoom Meeting due to COVID 19

**Attendees:**

**Directors Present on Zoom:**

Ron Case, President  
John Gray, Treasurer  
Cindy Culcasi, Secretary  
Bob Leichtner  
Margaret Grahame

Rosemary Gorz was absent  
There is currently one open Director seat.

**Call to Order**

Ron Case called the meeting to order at 10:22 a.m.

Per Davis Stirling, 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**

Upon motion duly made and seconded, the current agenda was approved by the Board 5-0.

**Review and Approval of Previous Minutes**

Upon motion duly made and seconded, the August 14, 2021 Minutes were approved 5-0.

**Community Report – Ron Case/Melany Collett**

There was no community report.

**Public Comment**

There was no public comment

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### **Business Items**

#### **Treasurer's Report – John Gray**

Mr. Gray delivered the Treasurer's Report and Budget for August. The PowerPoint presentations of the Report and Budgets are available on the [timbercovehomes.org](http://timbercovehomes.org) website.

#### **Bills for August:**

- Frontier office phones \$137.48
- Walls Law- \$988.00
- EDD \$926.94
- Timber Cove Excavating \$1,800- Repair to Trowbridge
- Intuit \$129.00 – Cloud services
- Chase Credit Card \$757.05- renewal 3-year website and Domain name
- Payroll- \$3,537.78

Total - \$8,276.25

**Upon motion duly made and seconded, the Board approved paying the bills 5-0.**

#### **Highlights:**

##### **Treasurer's Report - Slide 9 - Accounts Receivable**

- We currently have multiple properties significantly behind on assessments
- Total past due assessments are currently \$65,508.18
- Improvement of \$4,949.12 from last period
- We have engaged a new collection agency (Allied Trust Services) who is in the process of setting up to begin filing new liens as our old agency went out of business.
- Allied is in the process of filing Notice of Defaults on past due properties.
- If you are past due and have been contacted by Allied, you are too late to pay the HOA directly and avoid collection fees. If not yet contacted by Allied, we advise you to pay immediately to avoid the additional expense.
- Members who have not paid assessments will have liens placed and will incur substantial penalties. Old liens from Pro Solutions had to be redone due to their going out of business.
- Properties who are at \$1,800.00 or greater (not including late fees and interest) will be subject to foreclosure and the HOA may sell their properties to collect the debt owed.
- Bottom line, time is up and delinquent members face losing their properties and/or incurring significant penalties that could actually exceed the past due amounts

#### **Continuing Business**

There was no continuing business

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The seating of the Board was postponed until the September 25 General Session which will be called to order after the Reconvened Annual Meeting is adjourned.

**Adjournment - Ron Case**

Upon motion duly made and seconded, the meeting was adjourned at 10:38 am

Respectfully submitted,

Cindy Culcasi, Secretary

**Participant List**

1. Keith Thompson
2. Melany Collett
3. Richard Mogford
4. Mike Zanetell
5. Sue Zanetell
6. Joe Bettencourt
7. Alison Trujillo
8. Kris Kilgore
9. John Rea
10. Anne Vernon
11. Diane Feddersohn
12. Chris Feddersohn
13. Tanita Choudry