

**DRAFT Minutes of a meeting of the Board of Timber Cove Homes Association**  
**General Session**

Held Saturday, November 11, 2023  
Fort Ross State Park Meeting Room  
19005 Coast Highway One, Jenner  
In Person & Zoom

**Attendees:**

**Directors Present**

Cindy Culcasi, President  
Rosemary Gorz, Vice President  
Richard Mogford  
Keith Thompson

**Also present**

Melany Collett , Office Manager

**Zoom**

Aaron Weber

**Call to Order**

Cindy Culcasi called the meeting to order at 10:37 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**

The wrong address is listed in the Architectural update; the address is 22145 Umland Circle. Upon motion duly made and seconded, the agenda was approved by the Board, 5-0

**Review and Approval of Previous Minutes**

Upon motion duly made and seconded, minutes of the October 14, 2023 meeting were approved by the board 5-0

**Counting of the Ballots**

The inspector of elections announced that insufficient ballots were received to meet the minimal quorum for the vote of the schedule of monetary penalties , as of today 92 ballots were received out of the required 108.

The ballot count was postponed until January to allow more ballots to be received. Upon motion duly made and seconded, to adjourn the vote of the schedule of monetary penalties to the January 2024 meeting was approved by the Board, 5-0

### **President's Message/ Community Update**

Cindy Culcasi reported on recent developments.

The invoices for the HOA dues will go out in January, if you would like to set up a payment schedule, please contact Melany.

We are looking for a replacement for Joe Bettencourt. I want to thank Joe for his work as treasurer, he was able to accomplish a lot of things. If you are interested in serving on the board please contact Melany. We have received some interest and will address this in January.

Cindy corrected her comment on the CC&R's, in order to go in front of a judge to request an approval, at least 50% of the members must vote yes, I believe I said they just need to count the vote and that was incorrect. We will talk more about this in January.

There was a break-in on October 31st on Kelly Court. Nothing was taken. Melany has sent out an email with information about the break-in.

A member said that they live in front of the house that was broken into, it happened at 1:30 am. The intruder was caught on camera and tried to break in the front door and was unsuccessful. He went to the side of the house, broke a window and entered the home, an alarm went off and the intruder left. The Sheriff was called and investigated the incident, but no one was caught.

There is a chain across Harriette Court for safety and to protect property. There is no lock so any member can enter. The chain is to stop people from parking and vandalizing the property. There is concern that someone may light a campfire and a wildfire will result. Timber Cove Fire Department has given their permission for the installation of a chain.

### **Public Comment**

A member mentions that a chain on Harriette Court is not a good idea, none of the other roads without an outlet have chains across the road.

A member said that he does not understand why it is all or nothing on the monetary penalties, he believes we should vote on each individual item.

It is asked that the pull off for the mailboxes at the bottom of Ruoff be repaired. Cindy replies that we will take care of that as soon as possible.

Melany mentioned that a Labrador retriever has been roaming freely around Ruoff. We have had a couple of incidents where people who walk their dogs on Ruoff are not comfortable when they see the dog, so please be responsible and watch your dogs.

A member brings up Clause II paragraph 4 in the CC&R's which outlines that the Board has broad authority to make exceptions on the CC&R's if they believe it is warranted and circumstances deem it. We sometimes need to agree to disagree and not vilify each other. The member also asks one of the Board members why he is trying to block his neighbor from building his home, the member responded that things have changed since the HOA approved the plans and states that it is within his right to have the county review the plans and believes proper review of the plans is warranted.

Cindy says that she has spoken with someone at the county about the property in question and was told that the property does not have any citations for clear cutting; they only have a complaint for clear cutting and no citation was issued.

### **Legal Update**

Trailers have been resurfacing so we will be sending letters to remind members to move their trailers.

### **Treasurer's Report**

The full report will be presented at the next meeting.

The financial reports are available on [timbercovehomes.org](http://timbercovehomes.org) under Board of Directors/Board meetings.

### **Architectural Update**

**22176 Umland Circle:** Includes two 1 bedroom, 1 bath houses. One house is the main house and the other is an ADU. ADU's are regulated by the State of California. Approval is recommended by the Architectural Committee.

Upon motion duly made and seconded, the plans for 22176 Umland were approved by the Board 5-0

**21981 Timber Cove Rd:** Two projects are proposed, the first is a bathroom added to an art studio, the property perks for another bathroom so the Architectural Committee recommends approval.

The second project is a double gate across the driveway. The gate needs to be at least 12' to accommodate a fire truck and have at least a 25' setback from the road. The Architectural Committee recommends approval contingent upon written approval from the neighbors.

Upon motion duly made and seconded, The bathroom addition on the art studio is approved 5-0

Upon motion duly made and seconded, the gate is approved upon written notification from the from the neighbor, 5-0

**22108 Lee Dr:** Prior approval had been granted by the HOA. The Pomo Indian tribe came to the site and requested the house be moved away from the boulders where they found evidence of the rocks being used by the Indian Tribe. The house is to be moved approximately 30' to the left. Story poles had previously been erected in the original location but it is suggested that new story poles be put up in the new location of the house. The approval is postponed until the January meeting.

**22145 Umland Circle:** Two sheds were built without HOA approval or county permits prior to the current property owner. The sheds have electricity and have now been updated and made compliant by an electrician. County permits were obtained. The HOA fees of \$200 per shed have been paid.

Chris Feddersohn brought up that he noticed a gate on the property and he suggested that the owner check with Timber Cove Fire Department to make sure it complies with the Timber Cove Fire Department requirements for a gate. If the gate is on an easement the owner will need to work that out with the neighbors. Chris also notes that the small landing on the shed should have the railings meet County building codes.

**Updated Architectural Guidelines:** There are a few corrections needed on the new architectural guidelines, we need to update and include ADU's, we will put the plant list back in and make sure the screening agreement is optional. We will post the updates for 30 days.

### **New Business**

**TCHA Website:** Aaron Weber is taking over the website and will be upgrading the site hopefully finishing by Spring 2024

**Lee Drive repair:** We are getting a bid from a second structural engineer. We are slowly moving forward and will start to look for grants and other financial opportunities to help with the cost. Both contractors and the soils engineer all felt that they do not foresee the road sliding anymore.

### **Adjournment**

Upon motion duly made and seconded, the meeting was adjourned at 12:36 p.m.

The next meeting is January 13 , 2024

Respectfully submitted,  
Jennifer Greenstein, Secretary

### **Sign in Sheet**

1. Dan Ritzenthaler
2. Teresa DAurizio
3. Thomas Screngi
4. Lisa Melo
5. Susan Williamsan
6. Anne Rea
7. John Rea
8. Ron Case
9. Bob Leichtner
10. Yvonne Gray
11. John Gray
12. Sal Culcasi
13. Diane Fedderson
14. Chris Fedderson

### **Zoom**

1. Linda Willes
2. Doug Uboldi
3. Joe Chambers
4. Sue McNab (Zanetell)
5. Harlan Honda
6. John Rosson