

**Minutes of a Meeting of the Board of Timber Cove Homes Association
Reconvened Annual Meeting**

Held Saturday, October 8, 2022, at 10:00 am
Fort Ross School, 30600 Seaview Road, Cazadero
In Person & Zoom

Attendees:

Directors Present

Ron Case, President

John Gray, Treasurer

Cindy Cuicasi, Secretary

Bob Leichtner

Margaret Grahame

Richard Mogford

Rosemary Gorz was absent

Call to Order

Ron Case called the meeting to order at 10:10 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 6-0

Review and Approval of Previous Minutes

The Annual Meeting Minutes from 2021 will be approved via the annual ballot.

HOA Election Experts – Anas Alzoubi

Process – Counting of the Ballots

This is the second attempt for the Annual Meeting. The ballot includes the election of Directors and a vote on the approval of the Annual Meeting Minutes from 2021. The quorum for the Reconvened Annual Meeting is reduced from 108, to 72 of the 215 lots. A total of 99 ballots was received. Two of the ballots were not valid so the final total of ballots to be counted was 97. There are two openings on the Board and 3 candidates. Members could see Mr. Alzoubi count the ballots via the Zoom Meeting.

Presidents Annual Statement – Ron Case

The Board has been busy on a number of fronts. There was finally money to repair the roads. Lee Drive, Ninive, Smith Court, and Harriette Court were all chip sealed.

CCR Violation Notices were sent out to specific property owners. There were concerns from members about property values and complaints about various issues. People and realtors have commented that Timber Cove is turning into a trailer park. Of the notices sent, more than half of the notices have been resolved with satisfactory results or have responded when the violations will be resolved. A second notice will be sent to property owners who do not resolve the violation prior to taking legal action.

The HOA has talked about possibly renting a chipper to use for a period of time for the community. We are still looking into it. John Gray responded that there is money in the budget to pay for it.

In the past year, approximately 10 properties have sold in Timber Cove. Currently there are 6 in escrow.

It is important to be a good neighbor and respect all property owners. Just because you can walk on the easements doesn't mean you have to. If a neighbor doesn't want you to walk on their property, walk somewhere else and be a good neighbor.

All property owners should have a copy of the Architectural Guidelines. Ron Case speaks to many members who are not aware of the guidelines and have a violation on their property. Timber Cove would like to do something similar to Sea Ranch where members sign a document stating they have read the CCRs and Bylaws. Office Manager Melany Collett said most new members are not familiar with the CCRs and their real estate agents don't tell them about them. There was a discussion regarding Ms. Collett giving the form to new members. The CCRs and Bylaws are located on the timbercovehomes.org website. A Director noted it is important that members familiarize themselves with the CCRs and Bylaws.

There was a discussion by the Board about a "Welcome Package". Melany Collett and Cindy Culcasi are working on updating the Welcome Package.

There was discussion about camping on lots by property owners. Members may bring up their RVs and stay the weekend, but long-term camping is not allowed. If a member is in the building process and has a permit, they may leave their RV during the building process.

Past Year - Review of Finances – John Gray

The HOA is in better shape financially then we have been in years. The HOA has put over \$100,000 into road repairs this past year. Currently there is \$115,000 in our Business and

Reserve Accounts. There will be repairs on Rust in the future. A road sweep was done recently. The road sweeps were stopped for a few years but were brought back in 2018.

A Director suggested chipping (also discussed in the President's Statement). Ron Case suggested that we put a notice to the entire community prior to announce that chipping will be available. The HOA will pay the cost of renting the chipper.

Accounts Receivable is down to \$30,000. Recently it was approximately \$100,000, so it has dropped dramatically because of the collections process.

Bob Leichtner thanked John Gray for his work as Treasurer. When John Gray, Ron Case, and Bob Leichtner were elected in 2017, the finances were a mess. No audits had been completed or taxes paid for a number of years. The HOA was hit with an IRS penalty of almost \$10,000. The roads hadn't been maintained for a long time. John Gray took the lead to correct these issues and it has been a remarkable turnaround. What the Association is doing now, is what they should be doing, which includes the essentials. This Board updated the Bylaws to tie more closely to the CCRs. The updated Bylaws provide protection for the community.

Election Results – Anas Alzoubi (HOA Election Experts)

Election Results:

- Joe Bettencourt – 36 votes
- Margaret Grahame – 58 votes
- Richard Mogford – 75 votes
- Approval of the 2021 Meeting Minutes passed by 82 yes and 0 no. No one abstained, but the difference was because some members did not vote on the Minutes.

Five ballots abstained for the Board of Directors. One ballot voted 2 for one candidate so the ballot was not valid. Cumulative voting is not allowed. Of the 99 ballots received, 3 were not valid.

The new Directors are Margaret Grahame and Richard Mogford.

Public Comment

- A Director thanked Joe Bettencourt for running for a Director position. He added that people need to step up and get involved.
- A member thanked Joe Bettencourt for stepping up and added there is always a possibility for the Water Department. He added that the Timber Cove Fire Department is also a volunteer department. On October 9, the Fire Department is having an Open House. They will show off their new roof which cost over \$100,000, and their new

chipper. TCHA might want to talk to the Fire Department about using the chipper program. Many people stepped up who live in the community to pay for the new roof. Diane Feddersohn is the President of the Timber Cove Fire Protection District.

Members should attend the Board Meetings, along with the Water Department Board Meetings. He also reminded members about the Community Market on Sundays at the Fort Ross School. He added that he believes the Annual Meetings should be in August before school starts.

- A member talked about removing some trees from his property. He noted that he had contacted a local tree cutting company and they were coming tentatively next Saturday and wondered if others were interested and could use their services. If anyone is interested, Melany Collett will send out the information if they are coming to Timber Cove. He also talked about working with the County to cut down a redwood tree that is very close to his house. He hasn't made much progress since he spoke in a previous TCHA Meeting. He received a voicemail from the County, but the person didn't leave a number to call back. There was a discussion regarding the County and the difficulty of working with them.
- John Gray, President of the Water Board shared his experience when removing a redwood tree. The Biologist Report for the new Lyons Court Office stated that the redwood trees need to be stripped of their branches prior to October to make sure there is no habitat that will be disturbed when removing a tree. The member removing the redwood tree close to his house noted that it was a very expensive process to remove the trees as he had gotten a few quotes. The member will keep everyone updated in future meetings as he learns more details.

Ron Case talked about the TCHA Process to cut trees. Members submit a tree cutting form and a Director comes to the property to look at the trees to determine next steps. Recently, the County got involved because of a complaint about a member cutting down some trees. The HOA is continuing the use of the tree cutting form and will come and look at the trees prior to giving approval. Redwoods under 4 inches require a Coastal Permit to cut down. When you are building a house, you are allowed to cut trees.

Cindy Culcasi talked about a violation they received from the County because a neighbor complained. All the trees were dead or dying. Ron Case came out and approved the tree cutting prior to any work completed. The Coastal Commission/County only issue a violation if someone reports the issue. Otherwise, they will not drive by and observe if trees are cut without a permit and issue a violation. It took the Culcasi's about 6 or 8 months to finally get the County to reverse the violation.

~~Bob Leichtner added that you need documentation. If you talk to someone on the phone at the County, make sure that you document your conversation. Take accurate notes of every~~

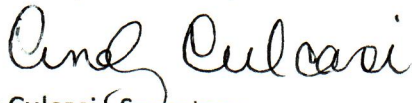
conversation and include date, time, and the person you spoke with. If you get a verbal approval and you are still uncertain, it is a good idea to send a polite note to clarify the issue.

John Gray talked about the County Staff stating in a recent Zoom Meeting that the County is looking to give Timber Cove the ability to approve tree cutting. Cindy Culcasi noted this process is still being discussed and has not been officially approved.

Adjournment – Ron Case

Upon motion duly made and seconded from members in the Annual Meeting, the meeting was adjourned at 11:16 am.

Respectfully submitted,



Cindy Culcasi, Secretary

Participant List

1. Doug Uboldi
2. Yvonne Gray
3. Stu Drake
4. Chris Feddersohn
5. Diane Feddersohn
6. Brian Greenstein
7. Jennifer Greenstein
8. Anas Aizoubi (HOA Election Experts)
9. Jianna Satore
10. Anne Vernon
11. John Rea
12. Joe Bettencourt
13. Tina Bettencourt
14. Steve Tuscher
15. Lane Wade
16. Melany Collett