

**Minutes of a Meeting of the Board of Timber Cove Homes Association
Reconvened Annual Meeting
Held Saturday, September 9, 2023, at 10:30 am
Fort Ross State Park, 19005 Coast Hwy, Jenner
In Person & Zoom**

Attendees:

Directors Present

Cindy Culcasi, President
Jennifer Greenstein, Secretary
Richard Mogford
Kieth Thompson

Zoom:

Rosemary Gorz, Vice President
Joe Bettencourt, Treasurer

Call to Order

Cindy Culcasi called the meeting to order at 10:36 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

Upon motion duly made and seconded, the Reconvened Annual Meeting Minutes were approved by the Board and Members present in the meeting.

Counting of the Ballots/Introduction of HOA Election Experts - Vanessa Wuestewald

Ms. Wuestewald gave an overview of the process.

This is the second attempt for the Annual Meeting. The ballot includes the election of Directors. The quorum for the Reconvened Annual Meeting is reduced from 108, to 72 of the 215 lots. A Total of 95 ballots was received. One of the ballots was not valid so the final total of ballots to be counted was 94. There are four openings on the Board and 4 candidates. Members could see Vanessa count the ballots via the Zoom Meeting.

Presidents Report-

Cindy Culcasi

The annual overview was covered in the last meeting, Ms. Culcasi did discuss a few points.

It's really frustrating that we always have a reconvened meeting at the cost of around \$500. Please when you receive a ballot, return it immediately in the stamped envelope provided. A quorum is 50% plus 1. The quorum for a reconvened meeting drops down to 33.3%. All that is needed is to return the ballot, you do not even have to vote for anyone.

The CC&Rs are out of date. I have talked to our attorney about updating the CC&Rs in the future. The update will be costly as it will be done by an attorney, so we need to think about it.

The October 14th meeting is scheduled to count the ballots for the monetary penalties schedule vote. I am going to stress again that we need to have a quorum otherwise we will need to reconvene again. Please mail in your ballots. The ballots will be sent out soon. If the implementation of the schedule passes, we will incorporate the schedule into our existing procedures for CCR violations.

Public Comment

A member asked about the fences and art noted in the monetary penalties schedule and asked what the penalties are based on. Cindy replied that it is based on the CC&R's and architectural guidelines. Ms. Culcasi asked Sea Ranch about the monetary fine process. Our HOA attorney also shared some examples of a fine schedule.

Treasurers Report

Annual report: Joe Bettencourt

The budget and expenses are right on track as budgeted. We have had a few more legal expenses than anticipated but we will still be on budget. The only outstanding issue is Lee Dr. We have received some new information following our last meeting where we voted to approve an emergency special assessment to cover the repairs. Cindy will go into it in more detail, the good news is we have more time to consider our options.

Three months of financial reports will be presented at the next meeting.

Reports – Cindy Culcasi

Lee Drive Slide Repair.

PJC (the soils engineers) informed us that we now need a Structural Engineer to look at the site. The PJC principal engineer will speak with Cindy on Monday about the changes to the strategy and the report. She will also be speaking to MLK Structural engineering. The engineer said that Lee Drive is not in danger of an immediate slide when the rains start thus it is no longer an emergency.

Election Results - Vanessa Wuestewald (HOA Election Experts)

Ms. Wuestewald announced the election results:

The final count of ballots received was 95 with 2 invalid. Five members noted in their ballots they abstained from voting for the Board of Directors.

The total count was:

Joe Bettencourt - 52 votes

Jennifer Greenstein - 67 votes

Keith Thompson - 50 votes

Aaron Weber - 51 votes

The new Directors are:

Joe Bettencourt

Jennifer Greenstein

Keith Thompson

Aaron Weber

We will adjourn the reconvened meeting and the General session will immediately follow.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned at 11:12 a.m.

Respectfully submitted,

Jennifer Greenstein

Jennifer Greenstein, Secretary

Sign in Sheet

1. Sal Culcasi
2. Chris and Diane Fedderson
3. Aaron Weber
4. Anne and John Ree
5. John and Yvonne Gray
6. Ron Case
7. Bob Leichtner
8. Brian Greenstein

Zoom

1. Vanessa Wuestewald
2. John Rosson
3. Linda Willes