

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

Held Saturday, April 10, 2021 at 10:00 a.m.

Via Zoom Meeting due to COVID 19

**Attendees:**

**Directors Present on Conference Call:**

Ron Case, President

Rosemary Gorz, Vice President

John Gray, Treasurer

Cindy Culcasi, Secretary

Bob Leichtner

Margaret Grahame

There is currently one open Director seat.

**Call to Order**

Ron Case called the meeting to order at 10:06 a.m.

**Review and Approval of the Agenda**

**Upon motion duly made and seconded, the current agenda was approved by the Board 6-0 with changes going forward.**

The future agenda changes include: The President's Report has been removed; The Office Manager's Report will cover all important Community information.

**Review and Approval of Previous Minutes**

**Upon motion duly made and seconded, the February 13, 2021 General Session Minutes were approved 5-1 (Margaret Grahame was absent from the meeting thus abstained) with changes.**

Under the Treasurer's Report section (page 3), the word "appreciated" was corrected to say "depreciated" in paragraph six.

**President's Report – Ron Case**

There was no report.

**Office Manager's Report - Melany Collett/Board**

There was no report.

### **Public Comment**

A member stated that on February 22, 2020, a neighbor confronted his tree cutters. He reported that she later came back with a camera, trespassed, and took pictures on his property. His security camera caught her on his property with a camera in hand. He contacted Deputy Sheriff Jeremy Lyle, sent him the photo, and requested that he speak with the neighbor which he did. His plan to cut unsafe and diseased trees had previously received an OK from Ron Case, TCHA President.

The member reported that on March 13, 2021, tree cutters were again working on his property. The same neighbor came on to the property bordering his property waving her arms and asked what was going on; answer: "cutting trees". The neighbor came back with a camera and took pictures of the cutters finishing the job and announced she would complain to the Coastal Commission. He again filed a report with Deputy Sheriff Jeremy Lyle. On March 19, the member received a courtesy notice of a complaint from Permit Sonoma for cutting trees without a permit. The complaining party was not disclosed. The member plans to consult an attorney about potential trespassing charges

This person does not comprehend the problem they caused for Timber Cove and the surrounding areas by interfering with necessary removal of diseased and dying trees for neighbor safety and fire abatement. He will keep the Board informed as he works through the process.

A member asked about Starlink internet in reference to information that 30 openings for beta testing were available. Cindy Culcasi explained that Starlink requested 30 Beta testers a few months back to help test the new system. The 30 openings were filled, but once the system is ready for use by everyone, new subscribers will be added. Currently, people can go to [Starlink.com](https://starlink.com) and fill out the online form with a \$99.00 deposit to show their interest. The cost will be \$99.00 per month once the system is up and running. You will be notified when Starlink is available, and the equipment will be sent directly to you (the equipment costs \$499.99 plus shipping). [Starlink.com](https://starlink.com). TCHA has simply passed along information about this service; we make no recommendation or endorsement.

Ron Case gave an update on the Frontier internet. Frontier received a large grant to improve the high-speed internet in the Timber Cove area. Originally Frontier was going to run the lines above ground, but later agreed to put the new lines underground. The project is still in process. Frontier hoped to get the new lines in at the first part of this year, but that has been pushed back. A member asked about the Frontier highspeed internet and how fast it actually is. Mr. Case said he has spoken to the contractors assisting with installing the new lines and not

Frontier, so he doesn't know the answer. When he spoke with Frontier, they did not give him a clear answer.

### **Business Items**

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

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

#### **Bills for February:**

- Walls Law - \$150.00
  - Intuit Payroll service - \$35.00
  - Transfer to S/A account to keep open - \$89.35
  - Caufield Law - \$90.00
  - Frontier Office phones - \$137.08
  - Timber Cove Excavating - \$1,063.75 (tree removal, culvert repair)
  - Brett Chairez - \$2,150 (Preparation of Annual Tax and Financial Report)
  - EDD - \$1,169.84 (State Payroll tax)
  - Payroll - \$3,974.24
- Total - \$8,859.26

#### **Bills for March:**

- Transfer to 2021-22 dues - \$551.04
  - Chase Credit Card - \$308.03 (office expenses)
  - Walls Law - \$570.00
  - Frontier Office Phones - \$137.08
  - Intuit Payroll Service - \$35.00
  - Intuit QuickBooks fee - \$53.00
  - IRS 1<sup>st</sup> quarter - \$1,444.22
  - Payroll - \$4,911.71
- Total - \$8,010.08

**Upon motion duly made and seconded, the Board approved paying the bills 6-0.**

John Gray gave a budget update. The budget is located on the [timbercovehomes.org](http://timbercovehomes.org) website.

Ron Case said since we don't actually collect a bond, we should change the name of the Bond Account. Bob Leichtner suggested Construction Retention Account or Construction Retainer. John Gray will update the name for the June General Session Meeting.

## **Continuing Business**

### **Legal Update - Legal Committee**

Cindy Culcasi talked about the changes to the 5300 Report. She worked closely with Peter Walls, HOA Attorney, to make the changes. Previous forms were removed from the report. They will be sent separately in the future. Ms. Culcasi removed the Privacy Policy which is not required to be included in the 5300 Report. She will discuss the new forms when they are completed in a future meeting. Ms. Culcasi worked on the forms with Peter Walls to bring them up to date.

#### **Changes:**

- The form used to request meeting notices, etc. will be updated and shortened.
- A new form will be created to submit when a Member requests the membership list. The form will include the reason for the request, along with basic Davis Stirling requirements regarding how the list can be used and the signature of the member.
- The Privacy Form is also being reviewed.

### **Roads Update – John Gray**

We have a new contractor this year who recently swept the roads. Regarding road maintenance, Lee Drive is a priority along with Ninive and the entry to Ansel. We are in the process of getting bids and will move forward with the road work this year.

### **Architectural Guidelines and Proposed Changes – Architectural Oversight Committee**

Ron Case said they are working on the new guidelines, but in the meantime, the current guidelines on the website are in place. The guidelines will be clarifying some of the items where there seems to be a bit of a discrepancy or ambiguity. Mr. Case will circulate a draft to the Board prior to the next meeting.

### **Tree Cutting Policy – Architectural Oversight**

Ron Case noted as was discussed in Public Comment, the County has gotten involved in tree cutting, but Mr. Case stated that we will continue with the current tree cutting policy as an HOA. There are forms that are available and the HOA is responsible to inspect the trees that will be cut. Until further notice, the HOA Tree Cutting Policy remains in place.

Some Members have been cutting trees without HOA approval, but most have been dead trees. Bob Leichtner noted that providing notice and seeking approval is also a courtesy for neighbors.

A Member added that they were turned in for cutting approximately 30 or so oaks on their property which were dying. When the County came out the Member was told they did not require a permit to cut the trees and they were happy that the Member was proceeding with cutting the trees. The Member noted the County is giving a mixed message. The Member is

happy that the Board is clarifying this issue, so neighbors aren't turning in neighbors. CalFire came to their property to check out the trees. Margaret Grahame asked if we could have the name of the person who gave them the OK to move forward. The Member doesn't remember the name but will get back to the Board. The Member noted that at the time, Timber Cove also had a fire abatement program where people were inspecting conditions on the lots. The Timber Cove Volunteer Fire Department was giving advice and there was never any mention of permits. The Member added that when she lived in Sea Ranch, the HOA was in charge of what could be cut and what could not. She also added the fir trees don't have deep roots and can fall. In Sea Ranch, as in Timber Cove, many of the fir trees are non-native and were planted by residents.

John Gray stated that one of his neighbors inquired with the County about dead trees, clearing bushes, and defensible space and he was clearly told by a County official that he could proceed. We need to continue on the same path until we have some clarification. Mr. Gray's neighbor has written advice from the County that it is OK to clear the dead trees, and bushes.

#### **Update from Sonoma Coast MAC Meeting/Local Coastal Plan - Cindy Culcasi/Margaret Grahame**

Cindy Culcasi spoke about the Sonoma Coast Municipal Advisory Council (MAC) March Meeting.

#### **Highlights:**

- The Coastal MAC includes the area between Bodega and Gualala extending approximately 5 miles inland.
- There is a link on the [timbercovehomes.org](http://timbercovehomes.org) website under the tab Board/Board Meetings
- The Carrington Ranch was recently purchased by Sonoma County Regional Parks. The Ranch is just past Salmon Creek as you head north on Hwy 1. It is across from Marshal Gulch and No Name Beach and covers about 300 plus acres. The Ranch was purchased by the State Parks in 2002, but they did not have the money to develop it.
- The Regional Parks is going to develop the land. There will be a trail, the old ranch buildings are still standing, and eventually there may be camping. Guided tours of the trail will, most likely, start in June.
- Nina Hapner, a member of the Kashia Tribe of the Pomo Indians, gave a presentation on some property that the Tribe just purchased near Salt Point. There are about 400 acres, and it is in bad shape, needs clearing, and cleaning. Ms. Hapner gave an excellent presentation about the future of the property, the health of the forest, logging, and prescribed burns.
- Both presentations, Carrington Ranch and Nina Hapner's, can be seen on the Zoom version of the March Sonoma Coast MAC Meeting. Link to Zoom recording: <https://www.youtube.com/watch?v=fJUY8XF21IY>

#### LCP (Local Coastal Plan) - Margaret Grahame

Margaret Grahame gave an update on the LCP. The Local Coastal Plan which combines the County Plan with the Coastal Commission regulations. The Coastal Plan was developed in the 1980's and the LCP is being updated and revised. There have been workshops and public feedback. At the moment there have been focused workshops of things to consider. The LCP is essentially setting the structure up for the next 20 to 30 years. The Plan includes zoning, fire regulations, housing, affordable housing, what can be developed, water, etc. Everyone should be aware of what is going on since this will affect all of us. The workshops provide an opportunity for us to hear from the County and provide feedback. There have been 3 workshops (e.g., affordable housing, wildfires). The description of Timber Cove was obsolete and misleading in the prior draft and needs to be corrected, as TCHA has pointed out. This document will become set in stone and the County will use the document to make decisions.

Cindy Culcasi noted that she escalated the description of Timber Cove to Cecily Condon and Lynda Hopkins a while back since it was incorrect (e.g., no water, small lots, many too steep to build). An upcoming workshop (no date set yet) is about vacation rentals. There are regulations regarding vacation rentals inland, but not on the coast. Affordable housing is another important issue. Google Sonoma County LCP Update to see the LCP draft, the schedule for future workshops via Zoom, and sign up for notifications regarding the LCP. Please contact Ms. Grahame directly with any issues regarding the LCP. She added it is very important that Members know what is going on with the LCP.

John Gray stated that the lack of water noted in the current LCP (1980) dates from before our current reservoir was created. Mr. Gray said a source capacity study was recently completed and approved by the State allowing for full build out for Timber Cove. Ms. Grahame noted that we need to help the Planners create a more viable document that includes the current status because things change, and the Planners need to know what is true.

#### **New Business**

##### **Guidance for Trailers, Propane Tank Screening, Parked Cars, etc. – Architectural Oversight Committee**

Ron Case said that these are issues for our community, and we are getting some complaints. We are going to address some of these things such as screening from your neighbors. We are going to identify some of the offenders on these issues. There are guidelines and we will give members 2 to 3 months to resolve any issues.

Bob Leichtner stated that if you have a question, have informally been told something by a neighbor or a realtor, please check with the HOA first for confirmation before proceeding. We would like to clarify for you, as needed.

**Adjournment – Ron Case**

A motion was made to adjourn the meeting. Ron Case adjourned the meeting at 11:08.

Respectfully submitted,



Cindy Culcasi, Secretary

**Sign-in/Participant List**

**Members who identified themselves on Zoom/Conference Call:**

1. Richard Mogford
2. Anne Vernon
3. John Rea
4. Chris Feddersohn
5. Diane Feddersohn
6. Keith Thompson
7. Jay Kramer
8. Sal Culcasi
9. Linda Saldana