

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

Held Saturday, August 8, 2020 at 10:00 a.m.
Via Conference Call due to Covid 19

Attendees:

Directors Present on Conference Call:

Ron Case, President
Russell Wells, Vice President
John Gray, Treasurer
Cindy Culcasi, Secretary
Bob Leichtner
Margaret Grahame
Rosemary Gorz

Rosemary Gorz called in at 10:32 a.m.
Bob Leichtner called in at 10:06 a.m.
Office Manager Melany Collett was present

Sign-in/Participant List attached at the end of the minutes

Call to Order

Ron Case called the meeting to order at 10:04 a.m.

Review and Approval of the Agenda

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, the July 11, 2020 Minutes were approved 6-0. Bob Leichtner joined the call.

President's Report – Ron Case

The Annual Meeting was discussed and will be a GoToMeeting (virtual). The Election is coming up.

Office Manager's Report – Melany Collett/Board

The ballot packet will be mailed Monday, August 10. If you don't get it by Friday, please email Ms. Collett or call the office and let her know.

There are 4 new escrows. One escrow has closed. Several real estate agents visited last week. It was a busy week.

Public Comment

Bob Leichtner offered a public comment as a member of the community. His comment reflects back to a public comment made in the past July meeting. Mr. Leichtner noted that over the past few years, a local social media website that is supposedly dedicated to advocacy in support of trails across unit 2 has been repeatedly spewing nasty, baseless, and misleading personal attacks against a number of members of the community, including members of the TCHA Board. The attacks are aimed at discrediting good people and are causing them emotional distress. The primary target of the assaults has been Anne Vernon. This is presumably because years ago she successfully petitioned the Sonoma County Supervisors to vacate a public access grant across her property in Unit 2, as described on the Subdivision Map. The trail advocates claim they have private rights to walk across Ms. Vernon's property and are currently suing her for one million dollars because she has denied them access to her property. At the last meeting, during public comment, Ms. Vernon presented a statement decrying the continued false attacks posted on the trails website not just harming her, but to the detriment of the entire Timber Cove Community. Mr. Leichtner does not know what the Board can do about that, but he feels at least a gratuitous lie that Anne pointed out deserves exposure for what it is.

The recent Trails post claims that Ms. Vernon is putting a commercial development on her property, which is not allowed by the CCRs. Mr. Leichtner checked the building plans submitted by Ms. Vernon for design review by HOA President Ron Case (a licensed architect). The plans clearly depict only a small two-bedroom residence, including a small studio which will be built within the identified building envelope in compliance with the CCRs. The proposed house does not obstruct any easement, real or alleged. There is nothing in the plans that suggests any commercial development. Anne Vernon is an artist by profession and may use a room in her house as an artist studio which is expressly permitted by the CCRs. The recent attack on the trail's website is therefore a complete fabrication. That kind of baseless smear is shameful and must be rejected. John Rea thanked Bob Leichtner for his comment.

Melany Collett (Office Manager) also spoke to other information posted on the trails website which states that President Ron Case removed all trails information from the website in February 2018. Ms. Collett wanted to correct this information. She herself removed this information from the website along with other pages when she redesigned the website. She did not remove it to be vindictive, but because she was redesigning the website. She announced this action in a prior HOA Meeting. Ron Case did not ask Ms. Collett to remove the trails information.

Ron Case also spoke up. Mr. Case noted that he generally doesn't respond to social media attacks, but he agrees with Mr. Leichtner that sometimes you just can't let these types of things to continue.

John Gray wanted to recognize Chris Feddersohn and the TCCWD Board for their achievements for the community. Mr. Gray just recently accepted the position of Treasurer on the Water Board. There has been some speculation about the solvency of the water district. However, TCCWD had a net operating income of \$149,000 and their cash position increased by \$144,000. The plant is running well under Plant Operator Tanner Heirs. Costs are down since unnecessary spending has been stopped. Thanks to the leadership of Chris Feddersohn, the water district is running well. Water is not scarce and there is sufficient water for a buildout of Timber Cove. Tanner Heirs replaced a \$12,000 part in the water plant

and the plant is running very well. Board President Chris Feddersohn is advocating lowering the price of water which will be good for the entire community.

Ron Case also thanked Chris Feddersohn and agreed lowering the cost of water would be a big benefit to the community.

A member spoke and thanked John Gray for his great work performing the audits of the water district and expressed her appreciation.

A member alerted members there was free COVID-19 testing at RCMS tomorrow. There are 200 tests available, first come, first served.

Business Items

Treasurer's Report – John Gray

Mr. Gray delivered the August Treasurer's Report and budget vs. actual (end of quarter). The PowerPoint presentations of the Report and budget will be available on the timbercovehomes.org website.

Bills paid in July:

- Intuit online payroll - \$61.50
- National Partners - \$3,858.30 (2 months)
- Ron Case - \$349.99 (reimbursement)
- HOA Elections Experts - \$830.00
- Frontier - \$135.33
- Payroll - \$2,461.29
- Vacation Payroll - \$1991.68
- Total - \$9,688.09

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

Mr. Gray presented the budget vs. actual for the end of quarter. The budget is available on timbercovehomes.org.

Road maintenance will be performed soon. We are waiting for another bid before moving forward.

Legal Update - Legal Committee

John Gray talked about the change in Davis Stirling for the election process. The Legal Committee did work with Attorney Peter Walls to address the changes in the new laws.

Architectural Review - Architectural Oversight Committee

This will be reviewed in Continuing Business

Roads Maintenance - Roads Committee

We are soliciting additional bids. The current bids are reasonable, and we will probably move forward with one of the current bids. Current road maintenance includes repair of Lee Drive and a roads sweep.

A member suggested that cutting the sides of the road is a prudent thing to do. He said TCHA should take over the cutting of all roads and add to the HOA budget. John Gray will look into the cost. Currently property owners are responsible for cutting the sides of the roads.

A member wanted to thank Stu Drake for weed whacking along the side of Timber Cove Road and also for picking up trash. He added that sometimes Mr. Drake cleans up the mailboxes on Hwy 1.

Margaret Grahame added that Carolyn Abst picks up trash on Timber Cove Road. Linda Saldana and Loma Almeda have been picking up trash on Ninive and Hwy 1. She is very appreciative of what they are doing. Another member noted that Margaret Grahame also did weed whacking along Lee Drive.

Update - Annual Meeting – Cindy Culcasi

Cindy Culcasi reminded members that the ballot packet would be mailed on Monday, August 10. This year we will have a GoToMeeting which is similar to Zoom. A conference call number will also be available to call into the meeting.

- The GoToMeeting will be run by our Inspector of Elections
- No ballots can be personally dropped off this year since there is no in-person meeting. Voting by mail only.
- Please mail all ballots to
*Timber Cove Homes Association
c/o HOA Election Experts LLC
6371 Haven Ave, Suite 3-281
Rancho Cucamonga, CA 91737*
- Deadline for ballot to be received by HOA Election Experts is Friday, September 11 by 5:00 p.m.
- The agenda for the Annual Meeting will be very brief this year. We will cover only the required agenda items for an Annual Meeting.
- Please return your ballot to ensure we have a quorum. Even if you return a blank ballot, so long as the verifying signature is provided, it counts toward the quorum. If we don't have a quorum, we will need to schedule another meeting which increases the cost of the election.

A member asked why there must be an election if there are three openings and three candidates. Davis Stirling states that HOA with less than 6,000 units must hold an election anyway.

If a quorum isn't met on September 12, we can reschedule a meeting in 7 days and the required quorum is reduced to 33% according to our Bylaws. If there quorum still isn't met, the meeting is again rescheduled and the quorum needed drops to 25%.

Architectural Guidelines and Proposed Changes – Architectural Oversight Committee

Ron Case, Margaret Grahame, and Chris Feddersohn are currently updating the guidelines. They have gone back to the CCRs for reference. At some point, the committee will give a presentation to members.

Tree Cutting Policy Update – Architectural Oversight Committee

Ron Case said the Tree Cutting Policy Update is going through the same process as the Architectural Guidelines. A presentation will be given soon.

Sonoma County Coastal Plan – Timber Cove Description – Cindy Culcasi

Timber Cove isn't the only coastal community working to correct the description of their community. The process may take a while, but there are discussions occurring. Ms. Culcasi is confident an appropriate description will be created.

Proposed Timber Cove Country Inn Project – Margaret Grahame

Unfortunately, the presentation is too large to post on the timbercovehomes.org. Please use the zoom link below (Sonoma Coastal MAC Meeting) to see the project presentation. The presentation starts 12 minutes into the meeting.

Link to Zoom Meeting:

https://zoom.us/join/3vQoD63c71hIWtWDdZKcPPqW9X6a82yhMgfsOzBqVrBQXmE_r-gkpRN55u3m

Ms. Grahame is presenting this information as a member of the community and not a Board Member. She is a project manager for the Timber Cove Country Inn. This proposed project is on the vacant parcel next to and north of the Timber Cove Resort.

Contact information and the documents submitted to Permit Sonoma presentation are on the timbercovehomes.org website. Please see <https://files.sonoma-county.org/link/aZ5i/hj-qoA/>

Please feel free to contact Ms. Grahame or Marina Herrera (Permit Sonoma - marina.herrera@sonoma-county.org) if you have any questions or comments.

Highlights:

- Project was submitted to the county on July 16, 2020
- Permit Sonoma sends the details out to relevant agencies including the MAC to determine if the application is complete. The deadline for this step was August 6, 2020. Permit Sonoma then uses the feedback to ask for additional documentation/information if needed.
- Once the information is sent back to the project group, the application is updated and again shared with the community.
- Next there is a period of 4 weeks where anyone can comment or ask questions.
- When the 4 weeks is up, story poles are placed on the site so people can see the impact. Ms. Grahame is more than happy to meet with anyone who wants to walk the site.
- Timber Cove Country Inn wants to make sure that the project benefits everyone.

The Timber Cove Country Inn is a separate property from the Timber Cove Resort, although there is some cross over in ownership. There are links in the minutes (above) and on timbercovehomes.org website under Board of Directors/Board Meetings to Permit Sonoma. A Board Member asked about the site plan and Ms. Grahame directed him to timbercovehomes.org as noted above.

Site Plan Highlights:

- 12 individual cabins around 650 square feet
- A reception building of less than 2,000 square feet which includes:
 - A reception area for the cabins
 - 3 spa treatment rooms with lockers and a waiting area
 - A small sauna and small soaking tub (less than 100 square feet in size)
- About a third of the parcel to the north will remain untouched
- Numerous studies have been done on the property (water, septic, biological impact, bluff erosion, etc.) and these studies are included in the application.
- The colors and materials are designed to be in line with the natural environment.
- All the buildings are single story with sloping roofs.
- All the lighting is night sky lighting.
- There will be no special events, weddings, or amplified music.
- The bluff trail (which is private property) will be available to the public for all but 24 days a year.

Cindy Culcasi let members know that the Special Coastal MAC Meeting is available on Zoom (link is above) and the presentation is shared during the meeting and members can hear public comment that was given during the meeting.

The next step will be feedback from Permit Sonoma (formerly PRMD) and the application will need to be updated per feedback received. The public may also make comments. Timber Cove Country Inn will take in the feedback and address as needed. Then the final application is submitted followed by another review period. It will be a year to two years before ground is broken to start the project if it is approved.

Adjournment – Ron Case

The meeting was adjourned at 10:57 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Cindy Culcasi". The signature is written in a cursive, flowing style.

Cindy Culcasi, Secretary

Sign-in/Participant List

Members who identified themselves on the Conference Call

1. Melany Collett
2. Anne Vernon
3. John Rea
4. Kris Kilgore
5. Carolynn Abst
6. Diane Feddersohn
7. Chris Feddersohn
8. Sal Culcasi
9. Stu Drake
10. Scott Black
11. Linda Saldana
12. Carolyn Abst

Members listed on the Conference Call Report, but who were not identified verbally on the call.

There were no members who did not identify themselves on the call.