

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

Held Saturday, July 8, 2023  
Fort Ross State Park Meeting Room  
19005 Coast Highway One, Jenner  
In Person & Zoom

**Attendees:**

**Directors Present**

Cindy Culcasi, President  
Richard Mogford

**Attending by Zoom**

Rosemary Gorz, Vice President  
Joe Bettencourt, Treasurer

**Absent**

Jennifer Greenstein  
Keith Thompson

**Call to Order**

Cindy Culcasi called the meeting to order at 11:42 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**

Upon motion duly made and seconded, the agenda was approved by the Board, 4-0

**Review and Approval of Previous Minutes**

Upon motion duly made and seconded, minutes of the May 13, 2023, meeting were approved by the Board, 4-0.

**President's Message/ Community Update**

Cindy Culcasi reported on recent developments.

She spoke to the misinformation circulating in the community. Cindy suggests getting to know your neighbors, going to the community market, and attending Board meetings. Don't believe everything you hear.

A geotechnical survey will be conducted next week at the Lee Drive road slide area. The survey report will be shared with the contractor to help determine the work/materials/approach needed to repair the road slide when determining their bid.

Per Davis Sterling, when procedures or policies that impact members directly are created or updated, they must be posted on the designated bulletin boards and available for review for 28 days. The Assessment and Collection policy is currently posted at the Lyons Court Office and at the mailboxes on Hwy 1 across from the boat ramp.

The 5300 report (Annual Budget and Policy Statement) was mailed out and Cindy recommends everyone reads it.

### **Public Comment**

A former TCHA Board member offered comments in which he warned the community that the Trails website continues to spread a toxic stream of disinformation, fabrications and lies, personally, attacking any neighbor or board member who dares to question or disagree with them. Those attacks harm our entire community.

This is NOT a free speech issue nor is it honest or responsible advocacy about trails. These nasty social media attacks are blatant character assassination targeting volunteers who dedicate many hours to serving our community.

The former Board member noted that this abusive use of social media has been ongoing for years. He read aloud verbatim a formal "Cease and Desist" letter sent from TCHA Attorney Martin Hirsch of the Perry Law Firm to the website owner, dated December 19, 2017, accusing the member of making false and defamatory statements on Yammer that Directors Case, Gray and Leichtner were under law enforcement investigation for alleged collusion and theft. He stated that the statement was "unequivocally wrong" and was "clearly made in an effort to discredit individual Board members. Attorney Hirsch concluded that "Such behavior is incredibly harmful to... Timber Cove."

Two other members made similar comments.

### **Treasurer's Report**

Joe Bettencourt presented the monthly financial update.

TCHA Cash on hand- May

#### **Account Balances**

Checking	\$87,212.58
Bond Account	\$35,652.88
Reserve Account	\$23,265.13 (Includes return of borrow funds, \$5,000.26)
Special Assessment	\$80.00

#### **Dividends**

Checking	\$14.65
Bond	\$23.58
Reserve	\$14.75

Total dues 23/24 collected in May      \$23,886.91

May 2023 Deposits to checking

Transfer from Annual dues sub account on 5/1 start of fiscal year	\$79,559.73
Deposit from banking error in April	\$34.37
Dividend	\$14.65
Dues collected	<u>\$23,886.91</u>
Total deposit	\$103,495.66

Bills paid

Frontier	\$301.04
Intuit(QuickBooks)	\$500.00
Return of funds borrowed from reserves	\$5,000.26
State Fund (balance owed)	\$765.72
Payroll	\$2,350.47 (includes \$1,470 Vacation and \$750.00 bonus from 2022)
Payroll	\$2,023.47(regular hours non vacation or bonus owed)
Payroll tax- IRS 1st qtr. & partial 2nd	\$5,594.37
Payroll tax- State	\$1,309.58
EDD	\$848.87
Wells Law	\$3,040.00
Fort Ross Conservancy	\$125.00
USPS	\$226.80 (postage for mailing)
Staples	\$89.57 (copies of mailing)
Staples	<u>\$32.78</u> (copy paper)
Total	\$22,207.84

Bills coming in June

Wells Law	\$1,800
Payroll tax	\$4,000
Intuit	\$250
Frontier	\$155.02

TCHA Cash on Hand- June 2023

Account Balances

Checking	\$79,222.57
Bond Account	\$35,676.24
Reserve Account	\$23,279.41
Special Assessment	\$80.00

Dividends

Checking	\$13.52
Bond	\$23.36



Reserve	\$14.28
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Total Dues 23/24 dues collected in June	\$3306.24
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June 2023 Deposits to Checking

Mailbox	\$100.00
Late Fee 2 times \$35	\$70.00
Transfer Fee	\$125.00
Finance Charge	\$75.77
Dividend	\$13.52
Dues Collected	<u>\$3,306.24</u>
Total Deposit	\$3,690.53

**Bills paid**

Frontier	\$150.91
Intuit (QuickBooks)	\$250.00
Wells Law	\$1,800.00
Fast Filing- Secretary of State Filing	\$123.95
PJ&C Associates (engineering study)	\$2,587.50
Payroll	\$3,354.64
Payroll tax- partial second qtr.	\$1,737.40
Payroll tax -State	\$412.76
USPS	\$156.60 (postage for 5300 mailing)
Staples	\$288.00 laminated fee, docs for kiosks and copies
Staples	\$22.70 post its and pens
Staples	<u>\$796.08</u> 5300 packets & labels and envelopes
Total	\$11,680.54

Bills coming in July

Wells Law	\$1,000. Approx
Intuit	\$250.00
Frontier	\$155.02
Payroll based on hours	

**Payment of Bills**

Upon motion duly made and seconded, payment of bills proposed by the Treasurer was approved, 4-0.

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

**Legal Update**

Alex Kramer is working on CCR Violations.

**Architectural**

Guideline drafts will be posted by the office, on the boards and on the website as soon as the draft is finalized.

**Roads Update - Roads Committee**

Covered in the President's message.

**CC&R's Violation Process Update**

The metal container on Lee Drive has been moved.  
A few CCR violations have been sent to Peter Walls.

**New Business**

The Monetary Penalties Schedule was discussed.  
Upon motion duly made and seconded, the monetary penalties schedule will be forwarded to HOA Election Experts to begin the process for members to vote for the schedule to be implemented. The motion was approved, 4-0

**Adjournment**

Upon motion duly made and seconded, the meeting was adjourned at 1:02 p.m.

The next meeting is August 12 (Annual Meeting)

Respectfully submitted,



Jennifer Greenstein, Secretary

**Sign in Sheet**

1. Sal Culcasi
2. Anne Vernon
3. Judy Bowers
4. Chris Feddersohn
5. Diane Feddersohn
6. John Gray
7. Yvonne Gray
8. Aaron Weber
9. Bob Liechtner

**Zoom**

- 10. Alex Kramer
- 11. Rosemary Gorz
- 12. David Levine
- 13. Doug Uboldi