

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

Held Saturday, January 8, 2022
Via Zoom Meeting due to COVID 19

Attendees:

Directors Present on Zoom:

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

Bob Leichtner called in after the minutes were approved.

Call to Order

Ron Case called the meeting to order at 10:04 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 November 13 minutes were approved 6-0.

Community Report – Ron Case/Melany Collett

There was no community report.

Public Comment

Margaret Grahame – Ms. Grahame (Project Manager for Timber Cove Inn) is working on the project located next to the Timber Cove Resort. The permit has been submitted to Permit Sonoma. Ms. Grahame plans to be at the Community Market next Sunday and the following Sunday. She will be available to discuss the project with the plans. She is keen to get any/all feedback from the community.

Ron Case asked about the timeline. The public can provide feedback at meetings, directly to Permit Sonoma or Margaret Grahame. Ms. Grahame would like to hear any feedback especially if they felt the feedback would impact the building of the structure. She is looking to hear feedback through January.

Ron Case asked for any public comment regarding the project.

- A Director said he supports the project. It will help our property values and they will be another water customer which can help bring down the price of water.
- A member asked for a short overview of the project since she wasn't familiar with it. Margaret Grahame explained there is a 12-acre parcel directly next to the Timber Cove Resort on the north side. There will be 12 one-bedroom cabins and a reception building that includes 3 spa treatment rooms with a small multifunction room, and a small soaking tub and sauna. The spa will be available to the general public, but the soaking tub will only be available if you have booked an appointment with the spa.

Chris Feddersohn thanked everyone for their kind words of appreciation for his service on the Water Board for 4 years. He stands on his record and believes that the Water Board took leaps forward. Mr. Feddersohn said John Rea and John Gray will make wonderful Board members the other Board members will also. Going forward he has some visions he'll share with the Water Department and hopes to be on committees in the future.

Business Items

Treasurer's Report – John Gray

Mr. Gray delivered the Treasurer's Report and Budget for November/December. The PowerPoint presentations of the Report and Budgets are available on the timbercovehomes.org website.

Highlights – Treasurer's Report and Budget:

- There are still some members who have not paid the special assessment from a couple of years ago. The current unpaid balance is \$17,982.00.
- Allied Deed Trust (collection agency) is beginning to file liens on delinquent properties, including dues and the special assessment. Our previous collection agency went out of business and many liens have to be refiled.
- The Roads Reserve Study recommended a special assessment to cover a deficit of \$27,041. John Gray noted he doesn't believe we need a special assessment, nor should we raise the dues.
- Bob Leichtner highlighted some numbers for newer members that he felt were remarkable improvements. He pointed out that the past year's expenses (noted in Budget) for insurance and legal fees are now markedly lower than we faced in prior years which arose from legal and financial problems we inherited, which we have since

resolved. If you go back 10 years or 20 years ago, we have returned to a more normal cost range for these items, although the past couple of years appear to be even better than past experience. This is a sign of the good health of the organization and the special efforts John Gray has devoted to bringing down the expenses and restoring credibility, particularly regarding insurance. John Gray added that the insurance and legal costs had previously soared because the Association had been sued.

Margaret Grahame asked who would move a tree if it was blocking a road. Ron Case responded that the Fire Department will remove a tree if it is an emergency (if the only exit is blocked by the fallen tree(s). If they remove a tree that isn't an emergency, they can bill TCHA but have not so far. She noted it is the owner's responsibility to clean up a tree if it falls from their property across a road. John Gray added TCHA has billed members for fallen trees, but he doesn't believe we have collected. Legal action to collect from the member is not simple.

Bills for November:

- Frontier office phones - \$136.92 November
- Intuit - \$129.00
- Hickey Earthworks - \$3,200.00 (Road sweep)
- Walls Law - \$570.00
- Payroll - \$2,507.30
- Allied Trust Deed services - \$607.00 (collection agency)
- Franchise tax board - \$1,195.58

Total \$8,345.80

Bills for December:

- Frontier - \$136.92
- Intuit - \$129.00
- Chase Credit Card - \$1,810.70 (Insurance premium, conference call.com and Zoom)
- Payroll - \$3,079.97

Total \$5,156.59

Expected Bills for January

- Frontier office phones - \$138.00 approx.
- Intuit - \$129.00
- Walls Law - \$90.00
- Brett Chairez CPA - \$3,290
- Payroll TBT on hours

Upon motion duly made and seconded, the Board approved paying the bills 7-0.

Continuing Business

Legal Update – Legal Committee

Bob Leichtner stated the Board addressed some confidential issues during the Closed Executive Session. If actions are required, we will bring the issues to the General Session, but preliminary review does not yet require that.

Roads Update – Roads Committee

No updates to discuss

Speed Bump - Ruoff off Timber Cove Road – Cindy Culcasi

Ms. Culcasi finally reached the right person last week after trying to obtain the information for a couple of months. She was told that since TCHA roads are not county roads, we can do what we want and don't need any permits. We can put up a stop sign or speed limit signs, but because we have private roads, the CHP won't enforce them. We have a couple of options with speed bumps:

- Speed humps are fairly high, and the rep did not recommend them.
- Speed tables are flat on top and not too high.
- Rumble strips - The County uses the rumble strips often to let drivers know there are railroad tracks, stop lights coming up on a busy road, and other areas where there might be danger and drivers need to slow down. He did add that rumble strips are noisy, and many times nearby residents complain and threaten to sue if they are not removed.

Ms. Culcasi said she would do more research. The County Rep suggested we speak with anyone who maintains our roads and they should be able to answer any question. Bob Leichtner believes we should put up some speed limit signs within the community to alert road users to safe speeds for our narrow road conditions in residential neighborhoods. Cindy Culcasi agreed.

Ron Case stated this issue should go back to the Roads Committee.

Tree Cutting Policy – Architectural Oversight

Ron Case reminded members, they need to submit a form to the HOA prior to cutting any trees. TCHA is trying to work with the County so that we control our own process.

Cindy Culcasi followed up on the delay of the Wildfire Adapted Project which was discussed in the November meeting. The County is getting a blanket Coastal Permit for cutting trees in the Timber Cove area. Members were supposed to get a letter around Thanksgiving, but there has been a delay. Permit Sonoma will send representatives to all lots in the area to assess the lot and recommend fuel management steps to fire harden your home/lot. A list of contractors will be available to use while cleaning your lot. Grant money will be available to pay any contractor

on the County list. Ms. Culcasi has a call into the County and hopes to hear more shortly. She will let Office Manager, Melany Collett know when she gets an update.

Update CCR Violations – Ron Case

The Community should be aware of the CCRs, Bylaws, and Architectural Guidelines. The Board is responsible for enforcement, and they have received a number of complaints. The Board is in the process of assessing these issues to determine each situation. Members need to review the CCR's and refresh their understanding of the requirements.

Sonoma County Municipal Advisory Council (MAC) Meeting/Local Coastal Plan – Cindy Culcasi/Margaret Grahame

A link to the Sonoma Coast MAC website is located in timbercovehomes.org

Cindy Culcasi reminded TCHA Members that the MAC is made up of members from the Sonoma Coast. Scott Farmer (Timber Cove Representative) is the Chair of the Coastal MAC and Annie Cresswell is our Timber Cove area alternate. Some highlights from the January Coastal MAC Meeting:

- There was a discussion regarding water districts along the coast. Ms. Culcasi mentioned that our Timber Cove Water District is in a lot better shape than most of the water districts along the coast. MAC Reps were asked how often their areas have had to truck in water. Some areas along the coast are already trucking in water. In Carmet, over 60% of the homes are vacation rentals. They have a water problem and they are concerned about renters who are pulling their big boats out of the ocean and washing them in the driveway of the vacation rental where they are staying. There was a discussion regarding educating visitors about the water situation.
- The creation of an MAC AdHoc Water Committee to discuss all of the various issues and problems and share ideas along the coast was discussed. Currently, the various Water Districts don't talk to each other.
- Starting this month (January), the MAC Meetings have been moved to Thursday night due to Lynda Hopkin's schedule.

Margaret Grahame – Highlights:

- Ms. Grahame wasn't clear on the final results of redistricting, but she believes that nothing changed in regard to our District 5 boundaries. The final results will be found on the Sonoma County website.
- The MAC Land Use Committee met earlier this week to discuss the final permit application for Timber Cove Inn. The AdHoc Committee was developed to discuss any event or development that needs a permit that would significantly impact our community. The Committee also discussed speed signage in Bodega Bay. The Bodega

Bay Community had great concern about the speed of the cars driving along Hwy 1 through their community. Ms. Grahame encouraged people to attend the MAC Meetings and the MAC Land Use Committee Meetings.

- The Local Coastal Plan (LCP) is currently going through the Planning Commission for review. Monthly meetings are scheduled to go through the various sections of the LCP.

Fuel Management – Permit Sonoma/Next Steps – Cindy Culcasi

This agenda item was discussed during the Tree Cutting Policy agenda item earlier in the meeting.

New Business

Architectural Review of Proposed Construction Plans

1. **21950 Timber Cove Road** – The Architectural Oversight Committee reviewed the plans for a new home and recommended the plans be approved.

Upon motion duly made and seconded, the plans were approved 7-0 based upon all fees being paid.

2. **21981 Timber Cove Road** - The Architectural Oversight Committee reviewed the plans for a new home and recommended the plans be approved.

Upon motion duly made and seconded, the plans were approved 7-0 based upon all fees being paid.

Pampas Grass Problem – Anne Vernon/Richard Mogford

Creation of AdHoc Committee

Richard Mogford stated that Anne Vernon and he could work on a plan to abate this problem. He noted that trimming or cutting off the top of the plant doesn't abate the problem. He would like to do research on the best way to eliminate the grass. Anne Vernon gave an overview of the issue

- The pampas grass isn't native. Its cultivation is banned in parts of Southern California and Hawaii. It is extremely aggressive and steals nutrients from the surrounding natives and crops. Fire makes the grass spread and the Meyers Grade Fire caused the recent explosion of grass. The Timber Cove Water District is cutting and digging up Pampas Grass (along with Scotch Broom) to rid their property of these plants. Along Hwy 1, the grass is exploding in the subdivision, on the Resort property, on the Boat Ramp property and beyond. Turning left on Timber Cove Road to Hwy 1 has become dangerous because of the Pampas Grass which blocks a clear view of the road.

It has been suggested that in order to clear this area safely, cones and traffic control need to be used to perform the work safely.

- Lane Wade has offered to work with Anne Vernon and Richard Mogford to come up with a plan. Mr. Wade works in agriculture and farming. He deals with the coast, the delta, all the way up to Redding and Northern California. Pampas Grass is a perennial. He has done pampas grass management and experimentation and is knowledgeable about eradication challenges and approaches..
- Ron Case suggested that once a plan is created, a Saturday morning working group could be scheduled to go out for 2 or 3 hours and work on this issue. Mr. Mogford will organize a group to cut back the grass on the corner of Timber Cove Road and Hwy 1.

Landscape Question by Member

A member commented that she wanted to bring up that she plans to put a labyrinth on her property. She would like to know how to proceed with this plan. Margaret Grahame responded that she might want to check with the County. Richard Mogford suggested that she submit a sketch (including location) to the HOA, and they could do some checking. Ron Case agreed that the member should submit a sketch. The member clarified she is referring to a walking path with rocks along the edges.

Change to Davis Stirling Election Requirements – Election by Acclamation Allowed– Cindy Culcasi

Cindy Culcasi said this is great news. Starting this year, this statutory amendment will allow us to do election by acclamation under appropriate circumstances. This means that if we have two openings and two people running, we can avoid the expense and hassle of conducting an election. The change includes the precondition that a letter must be sent to all members at least 90 days prior to the deadline to submit a nomination stating the number of open board positions and soliciting any interested candidates.

Adjournment - Ron Case

Upon motion duly made and seconded, the meeting was adjourned at 11:20 am

Respectfully submitted,



Cindy Culcasi, Secretary

Participant List

1. Keith Thompson
2. John Rosen
3. Joe Bettencourt
4. Joe Roberts
5. Chris Feddersohn
6. Diane Feddersohn
7. Mike Zanetell
8. Sue Zanetell
9. John Rea
10. Anne Vernon
11. Alex Kramer
12. David Levine
13. Lane Wade
14. Tanita Choudry
15. Lisa Klerman
16. Pam Bartels