

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

Held Saturday, November 13, 2021  
Via Zoom Meeting

**Attendees:**

**Directors Present on Zoom:**

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

**Call to Order**

Ron Case called the meeting to order at 10:06 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 7-0.

**Review and Approval of Previous Minutes**

Upon motion duly made and seconded, the September 25 and September 11 Minutes were approved 7-0.

**Community Report – Ron Case/Melany Collett**

There was no community report; Ms. Collett was unable to attend.

**Public Comment**

A member stated the horse of Erich and Sharon Lynn was recently shot in their pasture. They don't know why or who did it. If anyone has any information, please call the Sheriff or the Lynn's.

Anne Version asked about getting a committee together to address the pampas grass problem in Timber Cove. Pampas grass is an invasive plant and not native to the Timber Cove area. The Hwy 1 properties are the worst examples; however, the pampas grass is encroaching further

into the Timber Cove Community. At a minimum, the Committee should go around and cut of the plumes of the plants. Ms. Vernon has taken out 3 large plants on their property. She noted that if neighbors don't eliminate their pampas grass, it will encroach on nearby property.

Bob Leichner asked that Anne Vernon and the others who will serve on the Committee put together a communication to send to the Members. The communication should state how serious the problem is, how pampas grass spreads, and what members can do about it. Many new owners may not be aware of this issue. Ron Case agreed and noted it is difficult to kill.

When asked, Ms. Vernon stated she is willing to be on the Committee. Richard Mogford said he will help.

A member asked about past due funds. Have foreclosures been started? John Gray responded that there have been some foreclosures started, but the member then paid what was past due and the foreclosure did not move forward. In order to foreclose, the member must have reached a total of at least \$1,800 past due (does not include late fees or penalties). TCHA recently hired a new collection agency. The prior agency went out of business and unfortunately, the new collections firm had to undo the prior liens and redo them. Any fees from a foreclosure are paid for by the property owner or the lien is paid from the sale of the property if the owner doesn't make good past due funds. There should be no cost to the HOA.

A member commented about the recent street sweeping. The street sweeper backed partially into the member's driveway and blew needles and pushed rock back into the driveway. John Gray stated that if anyone else has a problem to let him know. Ron Case drove around much of the community and thought the job looked pretty good. He noted that at one point it was hard to find the road in some areas prior to the sweep.

### **Business Items**

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

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

#### **Bills for September:**

- Frontier office phones \$137.48 September
- Intuit \$129.00
- Frank Fonsu \$350.00 (Tree removal)
- Walls Law \$660.00
- Payroll- \$2233.64
- Benefits- \$1988.80 (sick leave)

Total \$5498.92



**Bills for October:**

- Frontier \$136.92
- Intuit- \$129.00
- IRS \$4682.41
- State Payroll tax \$3,243.64

Total \$9,291.64

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

John Gray noted during his budget presentation that the cost of insurance for next year will be reduced to \$1,400. This amount includes a \$400.00 credit from last year. This is a dramatic improvement from the previous years' insurance billings of almost \$30,000 due to numerous issues that drove the price up, e.g., falsified insurance application, assault, non-renewal, lawsuit, etc.

Ron Case asking about architectural fees and where they were deposited when received. Mr. Case would like to use them for beautification of the community. Currently the funds go towards our roads. Mr. Case would like the funds to go to fixing/cleaning our signs, mailboxes, and other items to improve the community. John Gray noted that the signs fall under the Roads Account. He is happy to add this as a separate line (subaccount) item if requested.

**Continuing Business****Legal Update – Legal Committee**

Bob Leichtner stated that we have requested our HOA Attorney to develop a systematic approach to fees and fines and how they would be enforced. This is a pending matter, and we are awaiting his response.

**Roads Update – Roads Committee****Request for Speed Bump - Ruoff off Timber Cove Road – Cindy Culcasi**

Cindy Culcasi has not heard back from the County as of yet. In addition to the question regarding the speed bump request, she also asked about a stop sign at the end of Ruoff Road to Timber Cove Road and a speed limit sign (25mph). A member noted that when she lived in Sonoma on a private road, a permit is needed if there is public access to a private road.

Richard Mogford reported that John Gray and he did a drive around of the community. They looked at the roads, ditches, pipes under the driveways, and culverts. He said everything looked pretty good. They were looking for problems, not to write up members, but to protect the environment.

Margaret Grahame asked if the culverts were the responsibility of the property owner. Ron Case responded that the homeowner has the responsibility for the culverts. John Gray reminded members that a proposal for raising the dues to address issues such as this was put on the ballot for a full membership vote in 2018 and the measure was soundly defeated. Currently TCHA does not have the funds to maintain the culverts. At one point in time in the past, the HOA did maintain the culverts and ditches, but currently that is not the case. Mr. Gray doesn't believe that the culverts and ditches have been maintained by TCHA since 1999.

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

Ron Case stated TCHA is following the same policy they have in the past. Someone from the Board will respond to a request to cut trees and ask for more information regarding why a member wants to cut trees. Most of the time the request is to cut dead trees.

Bob Leichtner explained that a member must explain the justification to cut trees in writing (email). TCHA requires that we must receive enough information to understand why the trees are being cut. There is a form to use to request that trees be cut that includes the justification.

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

Cindy Culcasi gave an update about the last MAC Meeting which was held in September. The next MAC Meeting is November 17.

#### **Highlights:**

- Some of the MAC Members are at the end of the tenure and will be retiring.
- Vacation Rentals
  - Gary Helfrich is a Senior Planner for Sonoma County, and he is reviewing/working with the Ordinance that covers all of the non-Coast areas.
  - The Committee is looking to make the Coastal Area as consistent as possible with the rest of Sonoma County.
  - Vacation Rentals are considered necessary to coastal access. If an HOA or coastal area wanted to ban vacation rentals, they would need to apply for a Coastal Permit. Most likely, a Coastal Permit will not be approved to ban vacation rentals.
  - Ms. Culcasi can post the minutes to the MAC if that would be helpful. There is a link to the MAC Website on [timbercovehomes.org](http://timbercovehomes.org)
- Local Coastal Plan (LCP)
  - The discussion regarding the LCP was very contentious during the last MAC.
  - The opinions ranged from no development, no vacation rentals, less traffic, etc. to development, vacation rental are ok, etc.



- Eric Koenigshofer, District 5 Planning Commissioner listened to both sides and acknowledged there was a big divide of differing opinions.

Margaret Grahame spoke to the changes in the MAC.

- Scott Farmer will retire as the Chair of the MAC, however, it is her understanding that Scott Farmer will continue as the Timber Cove MAC Rep and Annie Cresswell will continue as the alternate.

Ms. Grahame addressed the Local Coastal Plan (LCP) and Redistricting:

- The LCP is currently with the Planning Commission. They are reviewing the plan section by section.
- There is a meeting once a month to address different sections of the LCP
- There is also the opportunity for public feedback.
- The documents that are reviewed at each meeting are generally available about a week prior to the meeting on the Planning Commission website.
- The time for public comments has been extended. Ms. Grahame has attending the Planning Commission Hearings and she does believe they are listening to the public.
- The Sonoma County redistricting is almost complete.
  - A redistricting committee was created, and they worked with consultants who analyzed the data that was collected to create the new maps. One map will be presented to the Board of Supervisors.
  - One of the questions was should the Coastal Zone be split between two different districts. It appears that public feedback indicates that the Coastal Zone should not be split between 2 districts.
  - The districts within Sonoma County are divided as evenly as possible so the populations are similar in number in each district, Rohnert Park will most likely be included as part of District 5.

Ron Case thanked Margaret Grahame and Cindy Culcasi for your time and work on the MAC and Local Coastal Plan (LCP) issues.

#### **Fuel Management – Permit Sonoma/Next Steps – Cindy Culcasi**

There was a meeting on October 20 regarding fuel management (Wildfire Adapted Sonoma County Project). The link to the Zoom Meeting is on the [timbercovehomes.org](https://timbercovehomes.org) website

Ron Case, John Gray, and Cindy Culcasi were on the call along with other Timber Cove residents. Ms. Culcasi and Mr. Gray took away from the meeting that TCHA and our Community would be very involved with the process. Ms. Culcasi spoke to Gary Helfrich and Caerleon Safford, both from Permit Sonoma, to discuss the new process.

There is a grant from FEMA received by the County for about \$6 million. The grant covers all the lots and homes in the Timber Cove area (broader than TCHA). All members will soon receive a letter from the County regarding the grant and the process. Under the grant, no permit will be needed to cut trees or perform fuel management. Caerleon Safford is managing the process and she will be coordinating the visits to all the property. One of the benefits of this project is that members must choose from an approved list of contractors to help perform the cleaning defensible space and other fuel management of their lots. The bill may then be submitted to the County for payment. The contractor used must be listed on the County approved list.

Long term, this project doesn't cover future fuel management requirements in the future. We need to make sure that the "Programmable Solution" that has been discussed in the past is included in the Local Coastal Plan. This program, if/when implemented will include eliminating the requirement of a Coastal Permit to cut trees and include specific requirements, e.g., when following Sonoma County Chapter 13a, to regulate hazardous vegetation and combustible material on improved/unimproved parcels zoned for 5 acres or less. The current tree cutting process in Timber Cove should remain the same and the TCHA Board would be responsible for managing the process (similar to Sea Ranch) and we are assuming working with the County. If the programmable solution is not implemented, we are back to square one where a Coastal Permit would be required to cut trees, even if a property owner is performing necessary fire abatement fuel management.

Bob Leichtner confirmed the FEMA Grant process appears to be a special, limited time only event. He also commented on the reimbursement to property owners for fuel management/tree cutting and that more information will be on a letter from the County confirming the process that will arrive soon. If members have questions, they can contact the Board. People need to be aware that this is a special one-time event, and they need to act promptly to take advantage of it. Mr. Leichtner also commented on the programmable solution. We don't know for sure if this program will be implemented. He stressed that members should take advantage of the FEMA Grant since we don't know what will happen afterward with the programmable solutions which is suggested to be included in the LCP.

Cindy Culcasi stressed that members should send emails to Eric Koenigshofer, Gary Helfrich, and Lynda Hopkins about promoting a programmable solution in the Local Coastal Plan. She will post the emails on the [timbercovehomes.org](http://timbercovehomes.org) website.

Bob Leichtner suggested we share with the members a recent letter that the Board sent to Koenigshofer, Helfrich, and Hopkins regarding tree cutting supervision in Timber Cove. He added that the FEMA Grant Program may reveal the extent of the need for fuel management in the Timber Cove area.



Ron Case asked members present in the Board Meeting to share the FEMA Grant information with neighbors.

Cindy Culcasi has the Sea Ranch Guidelines for vegetation management and will be meeting with the manager responsible for implementing the guidelines and working with the residents. Ms. Culcasi noted knowing their process will be helpful to TCHA when updating our process.

A member noted that people are cutting trees without notifying TCHA first. What is the Board doing about this issue? The member noted that if a member is turned into the Coastal Commission and the Board is not effectively managing our Policy, we may lose the oversight function to Permit Sonoma. The Board will need to be vigilant.

Ron Case said when he becomes aware that someone is cutting trees and TCHA wasn't notified. He goes and speaks to the members. He may receive the forms after the fact.

Bob Leichtner added that TCHA doesn't know that we will have the oversight since there has been no confirmation. He added that we discussed that if a member violated TCHA Rules, the Board would contact the County regarding the violation and let them know that a member cut down trees without notifying TCHA prior.

A member stated that we should not deify Sea Ranch since some of their rules are silly. She gave examples such as a mowed lawn must not look like it was mowed. Bob Leichtner responded we just want to understand the process and how it works.

### **New Business**

#### **Appreciation to Chris Feddersohn for his Contribution to the Water District – Bob Leichtner**

Bob Leichtner thanked Chris Feddersohn for his tireless service to the Water District for the past two years. His tenure brought an exceptional number of important accomplishments to the district:

- Operations have been stabilized and strengthened; Chris and the rest of the Board have brought us improved operations, smart technology upgrades, and better water quality
- Hired new Operators who have been performing excellent service while upgrading their credentials at the same time
- .
- The district weathered a severe drought without having to implement mandatory conservation measures.
- Chris moved quickly to remedy a chronically bad financial situation which was damaging the reputation of the Water District and preventing it from qualifying from valuable grants.

- Working with new Treasurer, John Gray, he installed competent management, careful stewardship of District funds, and full financial transparency.
- After 4 years of prior failures to complete legally required audits, John Gray completed all the audits, restoring the reputation of the Water District with the State Officials and Insurer, making it possible to apply for grants, and also making it possible to issue a significant rate reduction to customers.
- Hired a new competent Legal Counsel who advised the district to rescind the unnecessary and unlawful fire abatement ordinance which wasted funds and distracted the district from their focus of delivering safe water to its customers.
- On the important topic of strategic long range capital planning for infrastructure, maintenance and improvement, Chris appointed an independent committee to thoroughly investigate priorities, and identify recommended actions to the Board.
- He leaves the TCCWD a more reliable, stronger, and better respected organization than he found it. We thank him for the contributions to the wellbeing of our community.

Ron Case said we all wanted to thank Chris Feddersohn for his service.

Richard Mogford said we should send the statement directly to Chris Feddersohn since he wasn't able to attend this meeting.

John Gray added that the water district was in a financial freefall prior to Chris' efforts, with the net worth falling nearly \$300,000 in the previous 4 years. There was no new infrastructure that could be seen, and money was being spent in the dark behind the scenes. When Mr. Feddersohn took over the district, it improved by \$200,000 with real infrastructure improvement being made and tangible results.

#### **CCRs - -Architecture Guideline Enforcement – Ron Case**

Ron Case said that there are a number of people not complying with the CCRs. The Board is starting to note the violations and the community needs to be aware that the Board is responsible to enforce the CCRs. The Board will be following up on enforcement items. The CCRs, Architectural Guidelines, and Bylaws are all on the [timbercovehomes.org](http://timbercovehomes.org) website and available to download. The Board will be checking out properties and has received a number of complaints. This is a heads up to this issue.

Margaret Grahame read a paragraph from the CCRs

*"The purpose of this Declaration is to maintain for the benefit of Declarant and all subsequent individual landowners, insofar as it be possible, the natural character of the land and to require that all man-made structures blend into the natural background rather than stand out against it. In setting out these requirements, Declarant's desire is not to infringe on the individual rights of home builders, but rather to protect the land from undesirable use and to create standards*



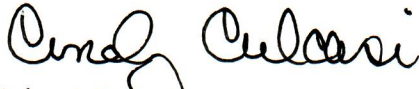
*against which prospective home builders can measure themselves to determine whether they are in sympathy with a community such as Declarant envisions at Timber Cove."*

Ms. Grahame noted the above is what is behind what we are trying to do by continuing to live by the vision of the CCRs.

**Adjournment - Ron Case**

Upon motion duly made and seconded, the meeting was adjourned at 10:28 am

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Cindy Culcasi". The signature is fluid and cursive, with the first name "Cindy" and last name "Culcasi" clearly distinguishable.

Cindy Culcasi, Secretary

**Participant List**

1. Keith Thompson
2. Mike Zanetell
3. Sue Zanetell
4. John Rea
5. Anne Vernon
6. Sal Culcasi
7. Lisa Klerman
8. Dan Claffey
9. Jay Kramer