

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

Held Saturday, September 10, 2022  
Fort Ross School, 30600 Seaview Road, Cazadero  
In Person & Zoom

**Attendees:**

**Directors Present**

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

John Gray attended via Zoom

**Call to Order**

Ron Case called the meeting to order at 10:13 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 August 10 minutes were approved 7-0.

**Seating of the New Board**

Because there was no quorum for the Annual Meeting, the new Board will be seated after the Reconvened Meeting on October 8.

**Timber Cove Fire Chief Erich Lynn**

Chief Lynn answered questions and gave an excellent talk to members.

## Highlights

- Overview of Timber Cove Fire – The Fire Department is all volunteers. There are two stages:
  - Timber Cove Fire Protection District – Covers insurance, legal, fire fighting
  - Timber Cove Volunteer Fire Department – Covers volunteers, fund raising, and 501c-3
- In the past, volunteers just showed up when needed. Today they need certificates. Volunteers do two trainings a month, which includes both fire and medical training.
  - Once a month, rope training is scheduled which is used when a helicopter is not available due to bad weather.
- Many of the calls are medical, vehicle accidents on HWY 1, and mutual aid for Sea Ranch, Monte Rio and other areas along the Coast. Mutual aid is a very important component. It can be difficult since it may be 40 minutes or more to get where we need to be.
- Normally, the Timber Cove Fire Department is the first, first responder to an accident.
- If someone is ill or injured, it is best to call 911 and wait for the Timber Cove Fire Department or first responder. There is not consistent cell service along the Coast and if there is an urgent problem, you may not be able to take care of it.
- Timber Cove Fire Department may charge a fee for a medical call.
- Submitted Questions
  - What should someone do if they need to evacuate, and they can't get out by the roads? 99% of the time, people should go to HWY 1 and go North or South. They can either go on their own, or if they hear loudspeakers saying to leave, or a high low siren, that means get out of the area. If you can't get out, clean off your decks, turn off your propane, close all windows, drains, and vents, and stay inside. Use your own judgement and if you are scared, go. The best routes are the bigger roads. You can always flag down a fire truck. Member should have received signs from the Fire Department to put in their window to say if they are ok. Melany Collett has more if anyone needs them. The phone number for the Fire House is noted on [timbercovehomes.org](http://timbercovehomes.org) on the home page. If you need help, it is best to call 911 and not the Fire House.
  - How many gallons per minute does a fire hydrant use? In a major fire, the Fire Department will probably stay away from the hydrants and use the reservoir utilizing a dedicated engine to fill all the tenders. This is the better approach than using all the fire hydrants since the Fire Department can control the use of the water.
  - Will property owners be fined by the county or state if they don't clean their lots up? The county put their energy into getting grants to help clean up. They would rather work with property owners than fine them. The county likes positive letters and generally you won't get results from negative letters.



- Chief Lynn would like to see the 130 feet perimeter around homes be exempt from a permit to perform fire abatement. It would be helpful to send letters of support for this process to the County and the Coastal Commission.
- Timber Cove Fire Department received a grant to purchase a chipper. The fire fighters run the chipper; however, they can't currently run it because they can't tow it off the road. Per the grant requirements, they must follow the rules. They are working on addressing this issue so they can use the chipper in more areas.
- A member asked about running to beat the fire. Chief Lynn said that was the old way. Today, it has been determined that people should stay in their house because they have a better chance of survival, and the fire department can find them after the fire passes.
- Can you give a hypothetical example of what happens when there is a fire, perhaps using the Meyers Fire as an example? The fire department was up for 24 hours prior to the start of the Meyers Fire. There were called to a vehicle accident. It was very smokey when they arrived, and they couldn't even see down into the canyon. They determined there was no accident. When they discovered the fire (a result of lightning strikes), they asked for resources to help with the fire, but the resources needed were tied up in town helping evacuate people and save real estate. At the time, the fire was burning grass and timber so resources wouldn't be used to help. The Fire Department realized that the fire was getting bigger and after a while, resources came from different areas to help. A helicopter flew over to give the fire department an overview of the fire and said it was a real fire. They left and came back a couple of hours later to make a couple of water drops. They pieced together resources (local government) and people to fight the fire. There was a tremendous amount of experience in the group. They worked as teams to guide the fire with backfires.
- Have your go bags ready to go so you have what you need.
- The first 5 feet around your house is very important. Keep it clean. The number two reason for a fire is the ventilation vents. Embers are very small and can be blown through the screen on the vent.
- Diane Feddersohn announced there was an Open House at the Timber Cove Fire Department on Sunday, October 9 and she hoped everyone would attend. She added that the community is very generous with their donations. When it was announced the Fire House needed a new roof, within 6 weeks donations totaling over \$100,000 were received.
- In 2023, there will be a new requirement to put a 5 feet noncombustible area around your home.



- Chief Lynn recommends when you harden your home that you start with the first 5 feet and then go from the 5 feet perimeter to 30 feet. Do a section at a time so it isn't overwhelming.
- CalFire, the County, and Timber Cove Fire all do inspections. You can call Timber Cove Fire and they will come out within a couple of days. It is covered by a grant so there is no charge. All three fire agencies are on the same page and say the same things when inspecting your property. There are no citations, they'll tell you what to do to clean up your property and harden your home.
- There has been a lot of cleanup in the Timber Cove area in the past 5 years. We are heading in the right direction.
- A member asked about water tanks on people's property. The Fire Department will use water tanks when available on people's property, especially when the fire department adapter is on it. It may make the difference whether the fire department stays and fights the fire or moves on to another location. The adapter makes it very easy for the fire department to hook up to the water tank. If you plan to install a water tank, call the Fire Department to come to your property to help determine where the tank should be located.
- A member asked about the number of calls received by the Fire Department. Three years ago, there were 298 calls. The number goes up and down. Last year, there were 176 calls. Chief Lynn will send a list of the number of calls to Cindy Culcasi to share with members. Most of the calls are medical unless you include Hwy 1 in the totals.
- What is the future to TCFPD? There will always be a fire department here. Who will fund TCFPD? The fire district is 48% tax exempt. We are the highest taxed in the County. The tax generates about \$300,000 annually. TCFPD is talking to the County now about getting more funding. A paid Fire Department will cost \$4 million to \$5.2 million per year. There are 17 miles of HWY 1 in our district and this Fire Department is not going to disappear. What makes it hard to get more funding is that Timber Cove is all volunteer. Bodega Bay recently got funding, but they have always been half paid, and half volunteer. It would be a big step for Timber Cove Fire to become an all-paid department. The department has been working for about two years to charge for certain calls, i.e., to replace supplies, damaged equipment, etc. Currently, the department does charge for hazmat calls. They are working with Supervisor Hopkins to request more money from the politicians in Sacramento. The volunteer fire departments have been ignored in Sonoma County for a long time and there is a window now open to discuss funding and what is needed. CalFire is a state agency and in addition to fighting fires, they can also be hired as professional fire fighters. There are advantages to hiring CalFire as opposed to hiring fire fighters on their own. TCFPD is looking to have CalFire at least have a presence in Timber Cove.

Cindy Culcasi played a video of Resident Deputy Jeremy Lyle talking about his responsibilities and introducing his dog Rapa. The video is available on the [timbercovehomes.org](http://timbercovehomes.org) website

### **Public Comment**

- A member asked about the CCR Violations. Ron Case responded that there were 46 violations and 2/3 of the violations have been taken care of.
- A member spoke to the recent lawsuit regarding trails.
- A member acknowledged and thanked Joe Bettecourt for stepping up and running for the Board. He added that more members should step up and run.
- A member didn't realize that in the past prior Boards weren't following the rules that required a quorum to count the ballots in the Annual Meeting.
- A member thanked Richard Mogford for putting together a safety net for the community by setting up a radio network for the Coast. She noted you can sign on and listen to what is going on in our area. Mr. Mogford responded there are two networks available, GRMS and a HAM network. They are two different kinds of networks and require 2 different licenses. He added that Dave Horowitz was also responsible for setting up both networks. He is helping to set up a plan to link up both networks since there are limits on both systems and a GRMS person needs to get to a HAM person to complete the communication in an emergency. The Anchor Bay Amateur Radio Club members will help anyone set up a network.

Ron Case stated it is important that people come to the meetings, so you know what is going on. In the past, only 1 or 2 people would show up at meetings. There were the 7 members of the Board that were determining what we all do, and few people were there. People need to attend and ask questions.

### **Business Items**

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

The Treasurer's Report is available on our website [timbercovehomes.org](http://timbercovehomes.org).

#### **Withdrawals in August**

- Frontier \$144.16
  - Intuit \$229.00 (cloud services)
  - Payroll \$3,169.20
  - RCX \$800.00 (Lyons court. patching)
- Total \$4,342.36



#### Expected Withdrawals in September

- RCX Road contractor \$24,900.00 (Road upgrades Harriette and Smith Courts to be transferred from Road reserves)
- Walls Law \$510.00
- 3<sup>rd</sup> Quarter Payroll tax approx. \$3,000.00
- Intuit QB \$229.00
- Frontier \$142.00
- Payroll – TBD on hours worked

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

#### Continuing Business

##### Architectural Review – Architectural Review Committee

There are two projects submitted for approval

- New TCCWD Office on Lyons Court - There was a discussion regarding keeping the existing building as an auxiliary storage unit. There is also a request from TCCWD to waive the \$750 fee.

**Upon motion duly made and seconded, the Board approved the motion 6-0 with one Director abstaining (John Gray is Water Board President) to grant a variance and keep the existing building for storage only**

**Upon motion duly made and seconded, the Board approved the motion 6-0 with one Director abstaining (John Gray), to waive the \$750 fee.**

- 22214 Umland Circle – There was a discussion that the height of the building was a couple of inches over the limit, however, a home across the street is taller than the new home to be built thus a variance will be granted. There is also a shed that is located outside of the envelope. The shed must be moved inside the envelope prior to the \$5,000 bond being returned to the property owner. Ron Case also requested that the logs on the property be removed.

**Upon motion duly made and seconded, the Board approved the project 7-0. The shed must be moved inside the building envelope.**

#### New Business

There was no new business.

**Adjournment – Ron Case**

**Upon motion duly made and seconded, the meeting was adjourned at 11:57 am.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Cindy Culcasi', written in a cursive style.

Cindy Culcasi, Secretary

**Participant List**

1. Steve Tuscher
2. Linda Soldana
3. Anne Vernon
4. John Rea
5. Kathy Marsh
6. Diane Feddersohn
7. Chris Feddersohn
8. Pauline Raffaele
9. Brian Greenstein
10. Jennifer Greenstein
11. Melany Collett
12. Fire Chief Erich Lynn
13. Joe Bettecourt
14. Tina Bettecourt
15. Russell Wells
16. Katherine Wells
17. Reagan Jones
18. Lane Wade
19. Linda Robertson
20. Drew Humphrey
21. John Howland
22. Allison Trujillo
23. Gianna Satore
24. Stu Drake
25. Carolyn Abst
26. Dan Musselman
27. Keith Duarte
28. Alex Kramer