



Timber Cove Homes Association
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Timber Cove Homeowner's Association
Board of Directors Meeting
Saturday, March 19, 2016
Ft. Ross School Auditorium

9:00 am

Directors: Tim McKusick (President), Sue Ellen McCann, Treasurer, Susan Moulton (Secretary), Joe Pearson, Sal Culcasi; Luciano Moretto (replacing Tom Giacinto); Sylvia Todd, absent.

Guests: Tom and Claudia Giacinto, Ron Case, Anne Vernon, John Rea, Hannah Clayborn, Dennis Koci, Katie Seymour, Giuseppina and Luciano Moretto, John Rosson, Fred Feddersohn.

Executive Session (9:00)

Employee Contracts and Review: Will be submitting contract for review to our AA; then interview her and assess responsibilities and job requirements and performance. For Security, need clarity of relationship with TCCWD re. Fire Abatement. Reconsider job description to perhaps include Disaster Preparedness, Fire Abatement, as well as general Safety. Determination of liability when employees are on property outside TC; Clarification of authority to place liens.

Discussion of potential litigation: Censure of Mr. Culcasi for his behavior toward another Director at the last Executive Session and violation of confidentiality. Moved, seconded, and passed to exclude Sal Culcasi from future Executive Sessions.

Call to Order (10:15)

Approval of Agenda: MSP to TMcK add Strategic Planning update to include Emergency Preparedness included in New Business; move Roads report to #3. MSP Approved; SC abstain.

Approval of Minutes of February 20, 2016: TMcK wants to strike Camping/Trailer Policy, sentence #2. Approved, SC abstained. SC: His comments about Jan. 24 letter were not included and he was concerned about #1 under Executive Session. SM moved to approve amended minutes to strike Camping Trailer Policy sentence #2; Motion passed; SC abstain.

Discussion of appointment of New Director to Replace T. Giacinto

Luciano Moretto since 2002; wife Giuseppina also Physicist/scholar. Engineer. SM nominated Luciano Moretto for the Director's position. JP seconded. Unanimous approval.

Board Election of President to Replace T. Giacinto

SM nominated TMcK to be President; SEM seconded. SC abstained. TMCK nominated ST; SEM seconded. Passed; SC abstained.

Reports:

1. President's Report

Executive Session Summary

TMcK heard a plane coming in low and slow; usually it's a fire plane. He went outside it was a 727 flying very low; a big unmarked plane. He had seen the same plane a few years ago. The Dalai Lama flies over property here and he was in the area again. This area attracts many spiritual groups.

5300 Packet: Sent out on time.

Town Hall postponed until May 7, 2016. Opportunity to invite Grace O'Malley and Heidi Horowitz who are in charge of Disaster Preparedness.

Mailboxes: Unused mailboxes will be relocated at Ruoff, down by the weir, or by the school. There are 16 new boxes that will become available. Discussion of best disposition and location, costs.

Sylvia Todd sent in a report regarding questions to County involved with trail vacation that have not been answered. She could not be here today.

2. Administrative Assistant

Correspondence: Provided emails A. Vernon, A. Roberts, L. Moretto, G. Smith; SEM received another email from Anne Vernon which she did not have time to respond.

Escrow reports: Don't have anything within the unit. Architecture: Holmes house received final stamp of approval and is moving forward.

(7.) Road and Signage Report: TMcK read road report from BT who was in TC during heavy rains and able to witness flow patterns. Outflow on Ninive needs to be addressed by homeowner. Our work has been held up. Discussion of bids on Rust Drive. In August 2014 it was reported to the HOA that bids were solicited from 2 qualified contractors. We accepted the lowest bid. Improvements on Rust Drive have dramatically corrected trespass of old alignment. Noted many of our roads are out of right of way, so there is a precedent for this. T. Giacinto noted BT was blamed by SC for something TG did correctly as President. A hydrant was installed 120 feet outside where it should be. The project was bid out properly. The turn around needs to be larger to accommodate fire trucks. The Water District will put in another line on that road. The HOA and TCCWD represent the same people. The hydrant needed to be moved.

JP reported the bids are out for the sign posts to be placed. He spoke with Eric Lynn who will mill 3" short strips for caps to prevent posts from rotting. Ron Case is concerned about placement. His sign is hard to see from the road.

3. Architectural: Hannah Clayborn reported for J. Howland who couldn't be here. 22055, 22054, 22061 Kelly Ct. were reviewed. De Lang property Koftinow plans needed to be changed to comply with CC&Rs. Two other projects were approved.

4. Security Report: NL reported: showers, heavy wind in March. Many trees down on Umland, Ruoff. HWY 1 closed for awhile. Trees down on TC Road; Hwy 1; Umland; HWY 1 closed again. Redwood trees cut down without permission on Koftinow.

5. Fire Abatement: TMcK had hoped to get a call back from Daryl Rogers who has offered to remove tan oaks. T. Giacinto had put together a comprehensive description of Fire Abatement oversight. SM noted we are one of the highest fire danger areas on the West Coast. TMcK reported there is the possibility of lowered insurance rates if we do fire abatement. A. Vernon suggested Farmer's Insurance can get coverage for our area where other companies refuse. Mitch White in Petaluma has worked with us in the past. Josefina found good priced insurance through AAA. SEMcC reported our HOA will be working with the Water Board to determine responsibility and liability issues.

6. Treasurer's Report

Budget Update: SEMcCann: We may end up with some savings at the end of the year. We are waiting for our refund from our insurance. TMcK noted there is stockpiling of supplies for Emergency Preparedness. It wouldn't hurt to invest in a few of those for local drastic emergencies. We had \$1000 in that category. It is in the New Budget. She will need expenses for the roads. SEMcCann moved we approve

the Budget: we will be receiving a little over \$100,000 and have about \$100,000 in expenses. Have considered bringing in a management consultant to take on some of the workload of the Board. SM seconded approval of the budget. Unanimously approved.

Payment of the Bills: SM moved, JP seconded we pay the bills. Unanimous

7. **Trail Report:** HC good news is we did contract with Adobe and Associates to do an official survey. They will build on what volunteer workers did finding survey markers. Will replace and find those that we couldn't find. Estimate should come in under budget. After the survey we will use this as a guide to clear trails. Some of the work they do is research, not on site. John Rosson is willing to share the costs of putting up a fence to identify our boundary to minimize trespass. We will investigate funding sources. HC noted the fence on the northern boundary was completely done by Timber Cove Ranch. SEMcC reported Sylvia Todd had submitted an update to the procedure for trail relocation that addressed Anne Vernon's comments.
8. **Water District Report:** J. Rea reported the reservoir is nearly full. Are gathering information to cross check billing with AP numbers. Moving forward and trying to get finances in order to maybe float a bond or get a short term loan to get a better filtration system to lower cost of man hours that may be reflected in bills in the future.
9. **Communication: Newsletter/Facebook/Website status**

PUBLIC COMMENT (Please limit comments to 3 minutes on agendized topics)

Ron Case suggested architectural review is limited by one person. We need an architectural review committee of 3 or 4 people to assist John Howland. Trails: get issue resolved to eliminate contention. Has received emails about the incident. Let the community know what is happening. JR commented he believes the lawyers have a conflict of interest. TG noted there is a conflict. It is not a secret. We all know that this is an unfortunate incident. Need a manager to do the roads. He spent 40 hours to get bids and oversee roads. You can't expect to hire someone and get a price later on. Need a responsible person to set standards. We have an engineer who did nothing but roads; designed roads who is doing it for nothing. AV commented that she has reviewed the minutes and noted a change in the way the minutes are taken. She objects to what she perceives as personal comment. She suggested SL do the minutes. HC noted a lot of us have moved on in a number of different areas in constructive projects for this community. Otherwise it is destructive and drama.

OLD BUSINESS

1. **Lyon Court Office Update:** TG noted the plumbing is in. JP and he fixed up a couple of things. Septic can't be done until the spring. The ground has been cleared for parking; some trees have been removed. The Water District is setting up a charitable non-profit foundation so people can donate money and things to the Office. The permits are ready to be renewed.
2. **Camping and Trailer Policy Update:** ST sent an update and it will be discussed at the Town Hall. We will finalize this after community input.
3. **Strategic Plan Update:** This will be discussed and developed at Town Hall. We will reach out to Grace O'Malley and Heidi Horowitz to include Disaster Preparedness.
4. **New Property Owner's Welcome Packet:** ST received an email from Tina Romeo that she and Grace O'Malley had developed the packet. They will use this in the development of the new packet and include the safety preparedness in the packet. TMCK noted this should also be on the updated website.
5. **CC&R issues: Rental properties and information for non-residents:** ST suggested we table this issue. The county is currently taking public comment and they will make a decision on this. SM moved we table the issue, SEMcC seconded. Unanimous approval.
6. **Agenda and Protocol for Rescheduled Town Hall Meeting; date and location:** May 7, a Saturday before Mother's Day. Chris suggested we wait for Annual Meeting. SL suggested we have one before the Annual Meeting to have a candidates' Day/forum. TG

suggested a smaller Annual Meeting and a bigger party. CG suggested Google Docs could be used. HC believed Town Hall meetings should be long with brain storming, so they wouldn't really work with another meeting.

NEW BUSINESS

- 1. Increase in Annual Dues:** Discussed increase in dues. Include this in Town Hall meeting. SEMcC noted dues haven't been raised in 10 years. Also, there has been no cost of living increase.
- 2. Agenda, date, location of April 16, 2016 Meeting at the office/clubhouse.**

Adjournment: msp unanimously, 12:05 pm.

Agenda: date, time and location of March Meeting: April 16, 2016

Proposed AGENDA FOR April 16, 2016 MEETING

Executive Session: Litigation discussion; attorney payment; contract review; Davis-Stirling issues with Director behavior.

Call to Order (10:00)

Approval of Agenda

Approval of Minutes of March 19, 2016

Reports:

2. President's Report
 - Executive Session Summary
 - Town Hall postponed until May
 - Mailboxes
2. Administrative Assistant
 - Correspondence
 - Escrow reports
3. Architectural
4. Security Report
5. Fire Abatement
6. Treasurer's Report
 - Budget Update
 - Payment of the Bills
7. Trail Report
8. Roads and Signage Report
9. Water District Report
10. Communication: Newsletter/Facebook/Website status

PUBLIC COMMENT (Please limit comments to 2 minutes on agendized topics)

OLD BUSINESS

7. Lyon Court Office Update
8. Camping and Trailer Policy Update
9. Strategic Plan Update
10. New Property Owner's Welcome Packet
11. CC&R issues
12. Agenda and Protocol for Rescheduled Town Hall Meeting; date and location

NEW BUSINESS

3. Increase in Annual Dues
4. Agenda, date, location of May Meeting
5. Annual Meeting date/location/agenda

ADJOURNMENT

