

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

Held Saturday, March 11, 2023
Fort Ross School, 30600 Seaview Road, Cazadero
In Person & Zoom

Attendees:

Directors Present

Cindy Culcasi, President
Bob Leichtner, Secretary
Richard Mogford
Keith Thompson

Attending by Zoom internet after the meeting was convened.

Joe Bettencourt, Treasurer
Rosemary Gorz, Vice President

Melany Collett, Office Manager, joined the meeting in progress at 10:20am.

Call to Order

Cindy Culcasi called the meeting to order at 10:07 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 agenda was approved by the Board, 5-0.

Review and Approval of Previous Minutes

Upon motion duly made and seconded, minutes of the January 21, 2023, meeting were approved by the Board, 5-0.

Community Update

Cindy Culcasi reported on recent developments.

A post-storm survey by Cindy and Melany indicated accumulation of storm debris in culverts and drainage ditches along the roads. Please remove debris from those areas to protect our roads from further damage.

Severe new damage occurred on Lee Drive where a large slide has undermined a stretch of shoulder. The damaged area was sandbagged and temporarily tarped to prevent further damage, and safety cones were placed. This is a serious problem which will require extensive and expensive remedial work.

New escrows. Melany is not in attendance and this report will be deferred.

Public Comment

John Gray commented on recent warnings from our manager about sightings of a mountain lion which poses a serious risk of harm to pets and small children playing outdoors. He noted that a member of the community had criticized the warnings as exaggerated "fear mongering". John stated that view was foolish and irresponsible. Mountain lions are dangerous, potentially deadly predators, have been sighted in various locations recently, and new residents or short term visitors need to be warned of risks they would otherwise not be aware of.

Bob Leichtner presented a personal statement condemning a continuous stream of nasty online personal attacks against members who volunteer their time to serve our community.

During Bob's statement, continuing Wi-Fi failures at the School repeatedly interrupted our Zoom transmission cutting off Bob's statement; some members have asked us to make the full statement available. Therefore, we are providing the following excerpts from his statement:

"What should concern the Association and what I wish to caution about now, is the harm to all of us caused by messaging that largely consists of character assassination, that is dishonest, mean spirited and destructive in tone and content.

I sometimes think of our community as consisting of three groups. I realize that's an oversimplification, but it will suffice for this comment.

The largest group I would unoriginally describe as the "silent majority". These are property owners who maintain a low profile and tend not to get actively involved in homeowner governance activities. They focus on enjoying and improving their own lots, infrequently attend meetings, occasionally contact the office seeking information or identifying a problem. They pay their dues, they value their privacy and peace of mind, they respect their neighbors, avoid controversy or friction. They could also be described as "good citizens", the heart of our community. I was a member of this group for the first 15 years I lived in Timber Cove.

The second group is a smaller but more active group of residents who I would describe as "Builders". They dedicate significant time and energy to serving the community as directors and committee members on the HOA or water board, supporters of the VFD and other volunteer organizations. They are problem solvers and trouble-shooters, resources for advice and assistance to their neighbors, new and old. These folks are not monolithic in attitude or

politics, quite the contrary. But they address and resolve differences in an open minded, considerate, constructive manner. They are assets to the community, who help keep it thriving.

The third group is a relatively small, but very loud and aggressive faction. They define themselves by the tone and content of their messaging which is too often negative. They operate largely on social media, and much of their messaging is angry, accusatory, disparaging, and untrue; they rely heavily on personal accusation, they demean anyone who disagrees. They do not engage in reasoned advocacy, honest inquiry or any normal form of good faith, responsible discourse. They never offer to work with the Builders or seek compromise to bridge differences or solve problems, they merely attack. Because of the destructive nature of their media messaging, I would describe this faction as "Destroyers".

The Destroyers' nasty negativity tarnishes Timber Cove. Their destructive messaging has the insidious effect of eroding good will, dedication to service, neighborliness, and the peace of mind of our entire community. Those of us who have lived here a while can see through the toxic rhetoric and try to shrug it off. But these messages can also reach newcomers, realtors, and potential buyers, who receive a false impression of a community contaminated by hostility and dysfunction that can sour their interest. The mean-spirited misrepresentation of who we are can thereby harm the reputation of the entire community, and our property values as well.

The very good news is that I strongly believe the majority of Timber Cove homeowners appreciate and quietly support the efforts of both community Boards. They value our dedication to transparency and accountability, and our thorough explanations of how we are trying to fairly manage the challenges that face our community. Contrary to the doomsday denunciations of the Destroyers, Timber Cove is thriving, with robust property values and transactions, lots of new members and new homes planned, and new directors lending their talent, energy, and experience to refresh and sustain our Board. We should celebrate that!"

Continuation of Community Update

Two escrows on new purchases have recently closed.

Annual membership fee invoices were mailed in January. A few members have asked about the possibility of online payment through direct deposit. Unfortunately, our preliminary inquiries suggest those arrangements are more complex and costly than seems worthwhile for a limited number of possible users.

CONTINUING BUSINESS

Treasurer's Report

Joe Bettencourt presented the report utilizing the same format his predecessor John Gray had implemented. The financial reports are available on timbercovehomes.org under Board of Directors/Board Meetings.

Mr. Bettencourt explained that as we approach the end of our fiscal year, our funds are more depleted than expected, primarily because of extraordinary, unanticipated emergency weather-related clean up expenses. A transfer of dues received for the new fiscal year was proposed to help pay these unbudgeted "force majeure" costs incurred as the current year ends.

Therefore, upon motion duly made and seconded, the Board voted to transfer \$5000 from the new fiscal year reserves to pay the emergency current year operating expenses, 6-0.

A member inquired about collection efforts for unpaid prior year dues. Ms. Collett explained that our Collection Agency is seeking to recover those funds using the established process. Collection letters are being sent.

Payment of Bills

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

6-0, as follows:

January Bills

- EDD/CA payroll tax \$729.34
- IRS payroll tax \$2733.89
- Payroll \$3428.21
- USPS (via debit card postage for annual dues) \$120.00
- Brett Chairez CPA (financial audit) \$3000.00 •
- Timber Cove Excavating \$5971.26
- HOA Elects \$811.93
- HOA Elects \$968.08
- Intuit (QuickBooks) \$250.00
- Frontier (office phone & internet) \$155.02

Total bills \$18,167.73

February Bills

- CA/EDD payroll \$63.00
- Payroll \$3591.98
- Staples-copies \$22.48
- Staples-ink \$61.94

Total bills \$3739.40

Legal Update

Mr. Leichtner reported no major new developments. Ms. Culcasi has consulted with HOA counsel Peter Walls regarding improved administrative procedures and compliance with recent changes in the law.

CCR violation enforcement will be discussed separately later.

Architectural

22083 Lee Drive

Plans were previously approved conditioned on submittal of samples as described. Samples were submitted, the condition has been fulfilled and the approval is complete.

New State Law on Auxiliary Dwelling Units (ADU)

The new law authorizing ADUs applies to Timber Cove and will supersede or modify the CCRs. We are working with legal counsel to fine tune the required adjustments. In practical terms, for our community septic capacity and permitting may be a significant limitation depending on lot conditions.

Architectural Guidelines Update

Bob Leichtner reports he is meeting with Ron Case and Chris Feddersohn, past and present leads in the review process, for their guidance on the revision he is preparing. The objectives are to align the process with the CCRs, trim extraneous provisions, simplify, clarify and create a more user-friendly process, hopefully.

Roads Update

The committee members and Ms. Culcasi discussed the storm damage to Lee Drive. A substantial length of shoulder collapsed, or washed out, in an area with a steep slope. Costs to develop a permanent repair will be substantial, probably in the \$100,000 range. It was suggested that this is more than a straightforward contractor repair and will require engineering input to ensure a safe and stable long-term solution in a challenging location.

CCR Violation Process Update

Ms. Culcasi is overseeing the process. She reported that substantial compliance has been achieved, with approximately 35 of 41 notices being resolved amicably. Mr. Leichtner commented on the notice/response procedure the Board has implemented. The steps, including requirements for consultation and access to dispute resolution procedures, take time. It may be necessary to institute some type of formal legal process for the most resistant cases.

We are following the advice of legal counsel. Ms. Collett answered questions about the status of specific violations.

Coastal Municipal Advisory Council (MAC)

Ms. Culcasi reported that she felt it necessary to resign her position as Secretary of the Council in order to focus on her responsibilities as President of TCHA. She felt she learned a lot during her years working with the Council. That experience, and the relationships she established, will continue to benefit the Association.

Local Coastal Plan

Ms. Culcasi reported on the continuing effort to finalize a sensible management plan that can accommodate necessary local fire abatement activities without excessive permitting burdens, costs and delays. The existing process is complicated, confused and burdensome and potentially harmful to community safety. She will keep members informed about issues and opportunities to be heard.

NEW BUSINESS

Annual Meeting and Election

The Annual Meeting will be held in August. We hope to arrange to hold it at Fort Ross or the Resort, if affordable, since internet connections at the school are too unreliable.

Schedule of Monetary Penalties

Ms. Culcasi is working with our lawyer to develop a fines schedule which is an essential component of effective enforcement of the CCRs that we currently lack. Approval of the final schedule will require a mail in vote of the Association membership, which will be supervised by our regular election inspectors, HOA Elections.

Certification of Bylaws

Upon recommendation of counsel, we will be submitting a certified copy of TCHA Bylaws, to be recorded with the County.

Appointment of New Director

Ms. Culcasi recommended the appointment of Jennifer Greenstein to fill the vacant Director position until the next Board elections are held in August. Ms. Greenstein introduced herself.

Upon motion duly made and seconded, the Board appointed Ms. Greenstein to serve as director until the next Board elections, 5-0.

Committee Appointments

Upon Ms. Culcasi's recommendation, and after motion duly made and seconded, the Board appointed Keith Thompson to serve as Chair of the Roads Committee, 5-0.

Upon Ms. Culcasi's recommendation, and after motion duly made and seconded, the Board appointed Alex Kramer to serve on the Legal Committee, 5-0.

Adjournment

The meeting was adjourned at 12:10 p.m. The next meeting is May 13.

Respectfully submitted,

A handwritten signature in cursive script that reads "Robert A. Leichtner". The signature is written in dark ink and is positioned above a horizontal line.

Bob Leichtner
Secretary

Sign In

1. Sal Culcasi
2. Aaron Weber
3. Jennifer Greenstein
4. John Duarte
5. Pam Duarte
6. John Gray
7. Stu Drake
8. Chris Feddersohn
9. Anne Vernon
10. John Rea
11. Ron Case
12. Linda Willis
13. Jianna Satore
14. Judi Bowers
15. Greg Gretz

Zoom

16. Susan Williamsen
17. David Levine
18. John Rosen
19. Lisa Klerman
20. Alex Kramer
21. John Howland
22. Alex Kramer