

**Minutes of the Regular Meeting of the Board of Directors
Timber Cove Homes Association
May 19, 2018 at the Fort Ross School**

A regular meeting of the TCHA Board of Directors was held on Saturday, May 19, 2018 at 10:00 a.m. at the Fort Ross School.

Attendees:

Directors:

Ron Case, President
Russell Wells, Vice President
John Gray, Treasurer
Bob Leichtner, Secretary
Cindy Culcasi

Rosemary Gorz attempted to participate via wifi phone connection. She was on line for a few minutes, but the connection at the School failed again after a few minutes and Ms. Gorz was therefore unable to participate for most of the meeting.

Ms. Grahame was absent due to a schedule conflict.

Also attending:

Melany Collett, Office Manager

Members of the Association

A copy of the sign in sheet for Association members who attended in person is attached.

The President chaired the meeting; the Secretary kept minutes.

Call to Order

Mr. Case called the meeting to order at 10:07 am.

Approval of Agenda

Upon motion duly made and seconded, the agenda was approved, 5-0. (the failed wifi connection prevented Ms. Gorz' participation)

Approval of Minutes of the April 21, 2018 meeting.

Upon motion duly made and seconded, the Minutes of the regular board meeting held April 21, 2018 were approved, 5-0.

Public Comment

Anne Vernon spoke on behalf of Chris Feddersohn and the proponents of the previously submitted proposal to dissolve the Association and CCRs and replace that system with a voluntary contractual road maintenance association. She explained the group was preparing a survey to assist in analyzing the merits of the proposal. She invited the Board's input and collaboration, and recommended a plan and schedule be put in place for discussion and voting on the proposal without delay.

A member expressed appreciation to the Board for the attractive installation of the new mail boxes.

A board member noted the unsightliness of the vandalized Timber Cove sign at Ruoff, and suggested the original installer, and/or the property owner, be contacted about cost effective steps to make lasting repairs, or to remove the damaged remnants.

President's Report

Mr. Case briefly summarized topics addressed in Executive Session. Mr. Gray and Mr. Leichtner updated the Board on defense of pending claims and litigation; Mr. Leichtner will report to the regular meeting shortly, respecting the limits of confidential attorney client privileged communications. It was agreed that additional options for architectural review of proposed home projects were required to avoid possible conflicts of interest. We have retained Fiona O'Neill, a professional architect from Sea Ranch, who previously chaired the Timber Cove review committee a number of years ago. We would like to add one more reviewer. A survey questionnaire will be prepared in collaboration with the proponents of the proposal to replace TCHA with a contractual Road Association, in order to explore member priorities and concerns.

A member advised that preparations for annual board elections needed to proceed.

Appointment of New Secretary

Mr. Leichtner has resigned as Secretary of the Association effective June 1, 2018; he will continue to serve on the Board and on the Legal Affairs Committee. He thanked the Board for the opportunity to serve and nominated Ms. Culcasi to succeed him. Whereupon, after motion duly made and seconded, the Board voted to appoint Cindy Culcasi to serve as Secretary, 4-0-1; Ms. Culcasi abstained.

Office Communications

Ms. Collett announced that two real estate escrows had closed. The membership mailing list is being updated; she has received a number of opt out requests to prevent disclosure of addresses. Ms. Collett has contacted the postmaster to arrange keys for use. A donation of \$100 per mail box user is being requested to defray the cost of materials used; labor was provided at no cost by a number of volunteers. Regarding unpaid dues, Ms. Collett will work with the Treasurer to send out notices and warnings regarding collections costs, and the potential imposition of expensive liens.

Treasurer's Report

Mr. Gray presented the Treasurer's report, with Power Point slides. A copy of his presentation will be posted with these minutes on the website.

Among the points noted:

Collection of 2017-2018 dues has proceeded. We still have approximately \$28,000 in assessments outstanding. Additionally, we have two large continuing accumulated delinquencies totaling over \$12,000. They may be subject to collection and liens. Mr. Leichtner suggested that we review and reinforce pre-lien collection notices to make sure delinquent owners understand the costly financial consequences they face from continued non payment, up to and including forced foreclosure sale of their lots.

Mr. Gray noted the expectation of a special assessment later this year to restore depleted road reserve funds to comply with requirements. That assessment may need to be revisited and increased to cope with mounting defense costs incurred for pending litigation.

Bills totaling \$15,000, including manager salary, were presented and approved for payment. Bills anticipated soon will include the costs of the new law firm defense of claims and litigation, workers' compensation insurance, and the auditor's fee, among others. Susan Gorenson, CPA, will be retained to prepare financial reports and tax returns and to conduct the audit previously authorized; the treasurer will endeavor to work with the CPA to mitigate costs.

Legal Committee Report

Mr. Leichtner reported on the status of claims and litigation. On the McKay lawsuit, the Association has obtained an extension of time to file a response to Plaintiff's complaint, owing to the recent replacement of legal counsel. New counsel is preparing responses to discovery requests filed by Plaintiff's counsel, with initial responses due around June 11. The State Labor Department retaliation investigation should become active soon, with some accommodation for the arrival of new legal counsel representing TCHA. Mr. Leichtner and Mr. Gray answered a few questions from the members attending.

Community Outreach

As previously proposed, a survey questionnaire is under development in collaboration with the proponents of the proposal for replacement of TCHA with a Road Maintenance Association. The purpose is to obtain input from members regarding their priorities and concerns, and their views regarding the future of the Association or alternative measures.

Thanks were addressed to the community volunteers who labored to install the new mail boxes. Depending on cooperation from the USPS, we hope to have the boxes in use during June.

Mr. Case credited Janet Smith-Heimer for her initiative to pursue upgrade of available broadband service. Frontier is currently working to install new equipment for faster service.

Adjournment

There being no further business, the meeting was adjourned at approximately 11:55 am.

Respectfully submitted,

Robert Leichtner, Secretary