

**Minutes of a meeting of the Board of Timber Cove Homes Association  
Special General Session**

Held Saturday, February 17, 2024

Zoom only

**Attendees on Zoom**

Cindy Culcasi, President  
Jennifer Greenstein, Secretary  
Keith Thompson  
Aaron Weber

**Call to Order**

Cindy called the meeting to order at 10:34 a.m.

Per Davis Sterling, 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**

Return of the performance deposit is removed until the March meeting  
Upon motion duly made and seconded, the agenda was approved by the Board, 4-0

**Review and Approval of Previous Minutes**

None

**President's Message/ Community Update**

Cindy Culcasi reported on recent developments.

Sal and I have sold our house. I called this special meeting to add the new directors and officers to avoid any interruption, while we still have a quorum. I want to thank Alex, David and Anne for volunteering. I will resign at the end of this meeting.

**Public Comment**

A member speaks up to thank Cindy and Sal for the enormous contribution they have made for the community. Sal was able to accomplish a lot for the community during his time on the Board. Cindy has not only sat on the Board of Directors, she has also served the community on the MAC. They have been wonderful community members and we are going to miss them.

**Business Items**

**Roads update:** Timber Cove Excavating are still monitoring the roads. About 50 trees fell as of last week. Cindy drove around with Bill Seymore to assess the damage caused by the most recent storms. The Board will continue to strategize going forward how to address Timber Cove

Excavating's cost in the removal of fallen trees to keep the roads clear and for safe passage of members and emergency vehicles

### **Legal Update**

**Legal Committee:** The legal committee will continue to be Alex Kramer and Jennifer will be added. The resolution will be updated and voted on in the March meeting

### **New Business**

#### **Nomination of new Directors**

Alex, David and Anne make brief statements prior to the vote.

Cindy nominates Alex Kramer to the Board

Upon motion duly made and seconded, Alex Kramer is approved by the Board 4-0

Cindy nominates David Levine to the Board

Upon motion duly made and seconded, David Levine is approved by the Board 4-0

Cindy nominates Anne Vernon to the Board

Upon motion duly made and seconded, Anne was not approved by the Board , 2- No, 2- Yes and 2- abstain.

Cindy suggests revisiting the vacant seat again at the March meeting.

#### **Seating of the Officers**

Jennifer is nominated for president.

Upon motion duly made and seconded, Jennifer is approved as president by the Board 4-0

Alex is nominated for secretary.

Upon motion duly made and seconded, Alex is approved as secretary by the Board 4-0

Aaron is nominated for treasurer.

Upon motion duly made and seconded, Aaron is approved as treasurer by the Board 4-0

#### **Cindy's Resignation**

To the TCHA Board and Members;

Sal and I have sold our Timber Cove home, and we are moving on to a new adventure. It has been my honor to have

served on the TCHA Board since April of 2018. I was appointed as Secretary in May of 2018 and then President in

November of 2022. I would like to call out Melany Collett, TCHA Office Manager, for her support and outstanding job for the Community.

My resignation will be final at the end of the Special General Session on February 17, 2024  
Below are a few of Cindy's Accomplishments

1. Worked with Peter Walls (TCHA HOA Attorney), Bob Leichner and John Gray to update the TCHA Bylaws in 2019.

2 .Was a member (clerk) of the Sonoma County Coast Municipal Advisory Council for 3 years.

This benefited TCHA

since I was aware of County and local issues that impacted our community and created a network of contacts

during my tenure.

3. Retained HOA Election Experts as election monitors in 2020. They continue to monitor TCHA elections.

4. Partnered with Bob Leichtner to retain Miller Starr Regalia and research the pedestrian easement issue.

Thank you for the opportunity to serve on the TCHA Board.

Sincerely,  
Cindy Culcasi

### **Adjournment**

Upon motion duly made and seconded, the meeting was adjourned at 11:01a.m.

The next meeting is March 9 , 2024

Respectfully submitted,  
Jennifer Greenstein, Secretary

### **Zoom attendees**

1. Judy Bowers
2. David Levine
3. Alex Kramer
4. Chris Feddersohn
5. Jim McCall
6. Linda Saldana
7. Anne Vernon
8. Doug Ubaldi
9. John Gray