

**TIMBER COVE HOMEOWNER'S ASSOCIATION
BOARD MEETING
Ft. Ross Visitor's Center
September 9, 2017
10:00 am – 11:00**

Directors Present: Tim McKusick (President); Susan Moulton (Secretary/Parliamentarian); Sue Ellen McCann (Treasurer); Eric McConn (Director); Luciano Moretto (Director, seated with audience)
Directors Absent: Russell Wells

Members Present: Bob Leichtner, John and Yvonne Gray, Burkhard Schipper, Gary Collins, Dennis and Gay Lynn Koci, Ann Vernon and John Rea, Linda Saldana, Robert Simpson, Ruth Marshall, Chris and Diane Feddersohn, Andy Carlson, Giuseppina Conti, Luciano Moretto, John and Pam Duarte, Cindy and Sal Culcasi, Michael and Janet Smith-Heimer, Eloy Trujillo, Alison Trujillo, Carolyn Abst, Ron Case, Kris Berdzinsky

Guests: Cal Trans: Will Hauke (Region Manager), Stefan Galvez (Environmental Chief) Jeanette Weisman (Environmental Scientist), Joan Chaplick (Outreach Consultant); James Ernst (Election Overseer)

Call to Order (10:17)

Approval of Agenda, MSP

Approval of Minutes of July 15, 2017: SM moved, SEMcC 2nd passed.

Cal Trans Presentation: Will Hauke, Regional manager, Marin, Napa, Sonoma Counties. He represents maintenance. RC was concerned about overhang of hillside at TC Road and HWY 1. He will look into this. JG: Just south at 26:20 is a bad section of road. WH asked them to fix this already. Clearing the trees that fell over the winter, how far back will Cal Trans clear them WH has asked they be cut back. No time frame yet on this. It is part of the winter prep. The turn outs also still need to be cleaned out. They only go back to the easement line, typically about 30 feet from the center lane of the road. They are not connected with State Parks. At TC Rd and Hwy 1 vegetation is blocking visibility. JG: The roadwork on the side of the hill is a construction project, because there was loose material on top to keep it from coming down on the road. Question about mailboxes along the road. He thinks there is a special exemption that doesn't require a permit. Speed limits, crosswalks all go through encroachment permit or traffic safety department. Mowing helped a lot along the shoulders. Presentation to be continued at Annual Meeting.

REPORTS

1. President's Report (T. McKusick)

1.1. Sal Culcasi Internal Dispute Resolution: Discussion of bills and request. SM moved, SEMcC 2nd: "We reject SC's request for IDR repayment due to insufficient documentation from a doctor confirming any injury and in light of the Judge's findings that the 2016 court case had no merit and was thrown out, that SC perjured himself several times and that it was Mr. Culcasi who was responsible for the incident." 3 votes in favor of the motion; EMC abstained, RW, no. Motion to reject request for payment passed.
Litigation: Trail issue: Discussion of meeting with lawyers and board members to walk the trail. (Russell Wells commented he was perfectly fine

with trail alternative and was not present for the Saturday trail hike; he leaves discussion at 5:55). SE moved, SM seconded that we not accept the current Rea Vernon proposal for an alternative trail for the Smith Court Loop and we offer instead the trail loop that follows the natural contour of the hillside suggested by John Sperry (map attached) as a reasonable, equivalent alternative to the existing easement. The alternative proposal by the Board maintains the privacy of the Rea-Vernon building envelope; it is not steep or difficult to hike making it accessible to people of all ages; and does not require hazardous switchbacks or staircases that would be expensive to maintain and visually intrusive. The RV proposal, one which had been rejected in the IDR requested by the Rea-Vernons conducted over a year ago, did not include a loop, was disjointed with dead-ends and thus not equivalent to the existing trail easement. The Board wanted to minimize any intrusion on the adjacent Drake property, as well. Motion to not accept the alternate trail route proposed by Rea-Vernon, and to propose the alternate "John Sperry" suggested route described above is passed. All ayes.

- 1.2. **Review of Policy for decorum during meetings:** SM noted that the July 2017 meeting was characterized by shouting, booing, members interrupting and talking over Directors and other members who had the floor. Review of our agreed upon Core Values which cite respect for one another at meeting and in the community.
- 1.3. **Loss of community member Jim Coconas** who passed away suddenly very recently. He worked with Trail Committee.
- 1.4. **Introduction of Melany Collett, Administrative Assistant; Stephen Drapkin, Interim Security** (absent due to flu)

2. Office Communication (M. Collett)

2.1. **Correspondence:** Trail dedication (announcement under Trail Report). Numerous emails have been received a listing of which will be posted when the office printer is functioning again

2.2. **Properties in Escrow:** Melany Collett was formerly an escrow officer. She has worked with HOAs. We have had about 8 demands; 2 have closed in the last 3 weeks.

2.3. **Mailboxes:** have been ordered. EMcC will oversee the construction and management. MC will send out a call for people interested in boxes. There will be 48 new boxes.

3. **Architectural Report** (J. Howland): (attachment for Gimbel property on Timber Cove Road) two properties need approval. Revisit at Annual Meeting.

4. **Security Report** (S. Drapkin, temp.) During heat wave the tenants in a rented house near G. Conti had an open fire, just before a strong wind. They called 9-1-1. Discussion: Rentals should have posted notices of no fire. Should be a number on our website. Loose dogs continue to be a problem.

5. **Fire Abatement Report (T. Giacinto):** deferred to annual meeting

6. Treasurer's Report (S.E. McCann)

6.1. **Status of Accounting Review:** Internal review is complete. External review almost complete. Our CPA gave us a set of recommendations to be taken up at next board meeting to approve. There is no embezzlement; have identified outstanding dues not paid over last

three years. People have been good about responding and getting dues up to date. Bills were paid, payroll taxes, past annual reports were not filed, others were never done. Everything will be completely up to date by the end of this month: 2014-15; 2015-16 will be reviewed and adjusted if needed. By the end of October everything will be back in order. Commendation for SEMcC who has put in hundreds of hours to remedy this situation. It would have cost the HOA tens of thousands of dollars to outsource the work she has done.

6.2. Current Budget Update: Bad news—we will overspend if we decide to keep the line items we have itemized. Because of the review however, we have identified past dues which will make up for that. The Board needs to review the line items to see if this is still how we want to spend the money. She recommended we raise the dues which have not been raised in 12 years. BL noted the CCRs have a provision that says the maximum dues are \$200. The State has some guidelines to regulate this ceiling.

6.3. Payment of the Bills: (attachment) SM moved, TMcK seconded we pay the bills.

7. **Trail Report (H. Clayborn):** Written report. Dedication of John Sperry trail tomorrow at 11; party and music at Eric Tamm's on Oct. 21 at 5 pm. Full report at Annual Meeting.
8. **Roads Report (B. Todd):** (Handout) Discussion of status of roads. We have a reserve account set aside to maintain our assets, including roads. Every three years we are required to have that account assessed by reviewing the Capital plan and our assets and how we value them. We must make sure the organization has the reserves to maintain or replace those assets. Full report at Annual Meeting.
9. **Water District Report (J. Howland)** deferred to Annual Meeting
10. **Communication:** Newsletter/Facebook/Website status (S. Moulton/SE McCann): SM reported the Summer Newsletter was sent out. M.Collett is taking over the Facebook and Website maintenance.

OLD BUSINESS

1. **CC&R Draft Summary report** (L. Saldana/S. Todd). LS explained this was a “user-friendly” simplification of the CC&Rs. SEMcC asked for volunteers for a committee to make a report. LS “translated” the CC&Rs so they would be more accessible. Much is out of date; some things are controversial. They were superseded by Architectural Guidelines, aspects of which were not changed but were clarified in the Guidelines. Will have a Town Hall in the future to discuss the CC&R translated version after a report by a committee and our attorney has reviewed them to make sure there are no substantive changes. The working draft will be posted for members to review once the committee has had a chance to work with LS on them.
2. **Policy regarding “relocation of a trail”** (Proposed 2.20.2016): deferred to next meeting due to lack of time.

NEW BUSINESS

1. Agenda, date, location of October 21, 2017 Meeting

MSP Adjournment (11:03) for Annual Meeting

Respectfully submitted, S. Moulton, 9.18.17

DRAFT