

**Timber Cove
Board of Directors Meeting
Monday July 20, 2015
Timber Cove Homes Office
22098 Lyons Court
2:00 pm
MINUTES**

SUMMARY OF ACTION TAKEN:

- TCHA has new and less expensive insurance in place
- Clarification of assertions in recent unsanctioned newsletter sent by a Director
- Reconfiguration of Security Position to become Security and Maintenance
- Outsourcing of current Architectural Review to our current reviewer, John Howland; action to be revisited in 6 months. Neighbors within 300 feet will review proposed variances.
- Lyon's Court Office is currently available for use by TC committees and homeowners.
- Mailbox keys available at Jenner Post Office
- August 1, 2015: Trail Committee meeting at 10:00 at the TCHA Office
- TCHA Office donated to Water District, to be shared equally by HOA and Water District.
- Capital Improvement plan for roads with a future projection for work to be done and costs, and a manager to be developed as a feasibility study
- Beach Access being investigated
- Revised Camping Policy by homeowners on their property being revisited
- Annual Meeting: September 5, 2015 Ansel Room of the Inn. Time: 10:00 Meeting of Board; Annual Meeting to follow Board Meeting; Social gathering after that. Call for candidates for open positions on the Board sent out.
- Next Board of Director's Meeting, Saturday, August 15, 2015 9 am at Lyon's Court Office.

NOTICE: Our Deputy Sheriff is Mark Provost who drives the sub division often. His contact numbers:
Sheriff's 24 Hour Dispatch: 707-565-2121;
Business: 707-565-2650;
Residence: 707-847-3116; and
FAX: 707-565-8811.

If he is at his TC residence he will always answer; if not, please call the 24-Hour Dispatch number at 707-565-2121.

Executive Session (1:30 pm)

1. Contracts/personnel
2. Litigation potential and legal response to violation of CC&R's and Bylaws.

Summary of Discussion: (1) CC&R Dispute violation meeting postponed at disputants request.

(2) Concern over letter sent out by a Director that many property owners construed by many to represent the Board. Discussion of concern about violation of the confidentiality of Executive Sessions due to friendships with some property owners and concern about treatment of the President and other board members and seeming obstruction of regular Board business. Discussion of responsibilities of Directors including Censure and Removal.

(Note: Requirements for Censure and Removal for cause from the Board according to Davis-Stirling:

(CENSURE: An official condemnation, reprimand, or expression of adverse criticism, usually by a legislative or other formal body, of the conduct of one of its members or of someone whose behavior it monitors. Webster's New World Law Dictionary, Wiley Publishing, Inc., Hoboken, New Jersey.

Purpose of Censure. A censure is a reprimand of a director. Conduct worthy of censure may include but is not limited to:

- disruption of meetings (shouting, use of profanity, engaging in personal attacks against fellow

- directors, etc.);
- breach of confidences,
- interference with association operations,
- breach of fiduciary duties,
- improper behavior toward association vendors or employees, and
- undisclosed conflicts of interest.

Potential Liability. A director's behavior can create potential liability for the association and fellow directors. If the board sits by and allows a misbehaving director to go unchecked, it could be viewed as an endorsement of the misconduct. In addition to possibly moderating the errant director's behavior, a censure may minimize or eliminate the association's potential liability created by the director's inappropriate actions.

Approval of Censure. A censure is accomplished by a motion approved by a majority of directors in a duly called meeting where a quorum has been established. The censure is recorded in the minutes. The minutes should reflect the reason for the censure.

Removal from Office. If the errant director is an officer (President, Vice-President, Treasurer, Secretary, etc.), the director can be removed from office by fellow directors. However, he/she cannot be removed from the board except by: the courts, the membership, or as provided for in the bylaws (when the director ceases to be qualified as a director).

Powers Unaffected. While expressing strong disapproval of a director's behavior, a censure does not remove a director from the board nor does it impair the director's ability to attend meetings, make and second motions or vote on motions, unless there is reason for recusing the director from a particular vote.

Request for Resignation. In addition to censure, a board can request a misbehaving director's resignation. However, the director can refuse. If he/she refuses, the board's ability to remove a director is quite limited. This is also true for the courts. Courts may remove directors from office but only for fraudulent or dishonest acts or gross abuse of authority or breach of duty. (Corp. Code §7223.) The membership, however, can remove a director with or without cause by means of a recall election. Censuring Directors <http://www.davis-stirling.com/tabid/1648/Default.aspx#ixzz3g0m6PhLf> from [Davis-Stirling.com](http://www.davis-stirling.com) by Adams Kessler PLC.)

REGULAR MEETING CALL TO ORDER 2:15 pm

Present: Tom Giacinto (TG) (President), Timothy McKusick (TMcK) (Vice President) Susan Moulton (SM) (Secretary), Sylvia Todd (ST), Sal Culcasi (SC)

Absent: Sue Ellen McCann, Fred Leif

Guests: Claudia Giacinto, Hannah Clayborn, Katie Seymour (left at 2:30), Brian Todd, Scott Black, Joe Pearson

Approval of Agenda ST moved, SM 2nd; 1 abstention (SC). Agenda approved.

Approval of Minutes June 29, 2015 defer to next meeting

President's Report (T. Giacinto)

In response to the letter that Sal Culcasi sent out to the association last week, the President offered points of clarification. ST explained that it is important that the membership not be confused by communications from property owners that contain misinformation and they have received several in recent weeks. Several property owners have complained about this to her and other Directors.

•Re: TCHA INSURANCE:

The HOA has insurance – with better coverage than before and at a better price. There has never been a claim against the TCHA insurance, so our HOA has an excellent track record. Due to the change in leadership and office assistance notification was not received by the current board and its Administrative Assistant until after the expiration date. It turned out to have a positive result because we now have better insurance at less cost.

•Re. TCHA MEETINGS-- HAVE THEY BECOME LESS INFORMAL?

Our Directors' meetings are crucial to property owners, being as they are where the business of the whole association is conducted. Property owners can speak in their turn, and they do at every meeting. But a campaign of disruption became so recurrent at Water District and TCHA meetings

by one small group pressing for an individual's continued employment, and a second, pressing for trail removal, and also for the dissolution of Unit 2, that it interfered with regular Board meetings. Members attending meetings is a positive thing, as long as those who are there don't disturb the right of others to a productive and respectful environment. Those who would disrupt a meeting will be asked to leave.

•Re: RESIGNATION OF 5 PREVIOUS BOARD MEMBERS SINCE LAST FALL:

The resignations of former board members during the last six months, was in response to the community's increasingly intense opposition to Board actions, demonstrated through emails, on yammer, through letters, and the secession of Unit One. Until the board members resigned most of these were not brought to the attention of the community. Prior to Donna Riley serving, Mike Anderson was a president of the board who lived in his shed in Unit 2. Sal was appointed to the board to replace a resigning member first during the summer of 2014. He was not re-elected, but was appointed in the Fall over the objections of many community members who wanted another candidate. Later that Fall the same person, and also the candidate with the next amount of votes was overlooked and someone else was appointed, despite her continued willingness to serve. Eventually, she was appointed when Susan Drake abruptly resigned.

•RE: RESIGNATION OF THE HOA'S FORMER ATTORNEY:

Only in response to the dissemination of misinformation has the current Board offered clarification regarding our formal legal counsel. The former HOA attorney, Barbara Zimmerman, appeared to have exposed herself to liability through giving legal advice in writing to the board members attempting to remove their own trails, while she was simultaneously representing the homeowners association, many members of which wanted to preserve the pedestrian and equestrian easements, and while she was being paid on the homeowner's dime. After receiving a high number of complaints from Timber Cove property owners over trail removal, Sonoma County Counsel specifically referred TC Board members and community representatives seeking clarification regarding our legal easements to Martin Mc Omber, an expert real estate attorney, in order to resolve with certainty any question as to whether our easements belonged to the property owners or not. His confirmation that our trails and easements are the property of the homeowners can be read at: <https://sites.google.com/site/hitc4444/tc>

He wrote: "Members of Timber Cove have an easement on and over the Trails. In order for this to change, the CC&R's would have to be modified, a prospect I suspect has little chance of ever happening." ... "Under Clause VIII of the CC&R's the pedestrian and equestrian Trails and routes are to be protected"... "I do not share Ms. Zimmermans' opinion. To do so would be to ignore fifty years of use and acquiescence to their existence." (*Section C and the Conclusion*)

Barbara Zimmerman's thoughts and opinions have already been widely circulated throughout the community by the group seeking trail removal -- I don't think there is anyone in Timber Cove who hasn't seen the letters and emails. But the numerous letters, protests and opinions from property owners and expert land use attorneys who categorically disagree with her are not included in those communications. Timber Cove property owners are overwhelmingly in favor of preserving and maintaining our trails-- objecting to efforts to remove any part of them, as talks with property owners indicate.

•Re: HOW TIMBER COVE HAS BEEN ALLOCATING CONTRACTS AND ADMINISTRATIVE COSTS:

The good thing that has come out of this this past year and a half of upheaval, complete with the trail removal controversy, the former board's quitting and Unit one leaving the HOA, is that the community is now paying more attention to issues important to our communal welfare. They are

paying attention to the clubhouse which sat vacant for 10 years, to roads, to improved fire safety, and how our money is spent. The past practice of generous contracts, and administrative pay has come under scrutiny. We can see how unsustainable the financial drain on the community's resources has been. In alignment with our CC&Rs and the law, this present board objects to perpetuating any contracts or deals, which are unfavorable to all the property owners. A sweetheart deal is defined as an "abnormally favorable, lucrative deal, or involving privileged treatment of a favored party." It is not the fault of the employees or contractors if they receive what others might consider excessive pay for work done for the HOA without competitive bids. It is the fault of the Board that hires and pays them that excessive amount and that fails in its responsibility to provide ongoing oversight.

•Re: HOW HAVE ROADS BEEN MANAGED:

Brian Todd, our Water District President, a former engineer for Sonoma County Public Works (roads), was on our TC road committee, but quit in protest over the method of road and maintenance selection. He reported that there was no professional oversight, or verification by someone qualified to know if the job was done correctly, or for a good or competitive price. Tim McKusick reported the same. This Board is seeking to rectify that problem. Roads are critical for our daily use and for emergencies.

Yes, Joe Pearson served on the road committee at various times, and he's a great neighbor, community volunteer and was also our sheriff. He served on the board with me in 2000, which originally hired the TCHA's former road contractor. At that time, all work was done in keeping with an overall capital improvement Plan, the scope of work was clear, an engineer identified all perspective problems, and roadwork was distributed equally among the Timber Cove quadrants. Qualified Board members with backgrounds in construction and management of roads oversaw the work and reported back.

Re: FINANCIAL ALLOCATIONS TO UNIT 1:

The statement that: "The majority of the HOA dollars were to be spent in Unit 1" is untrue. There was never a mention of any work to be done in the Amanita/ Cypress area of Unit 1. Cypress still lays in rubble, and there was no previous plan to fix it, despite years and years of requests by homeowners who lived there. The mailboxes on Coast Highway in Unit 1, serve more Unit Two members than anyone. Safety while getting our mail is an all-community concern, not restricted to any one part of TC. Mailboxes are located on the Coast Highway in their easement. The plan to carve out the side in front of the boxes was for everybody's safety, not just to benefit Unit One.

The President hoped this report clarified some of the confusion created by the misleading statements in Sal Culcasi's letter to the property owners which was not vetted by the Board and which was not informed by the other board members.

ST asked to read into the minutes B. Leichtner's letter as a follow up to the last meeting.

To the Board,

A belated thank you (I've been traveling and am about to leave again) for forwarding the much awaited mailing list. I enjoyed the chance to chat with folks a bit on the 29th, both at the meeting and afterward.

If you'll indulge me, a few personal observations. Nothing terribly perceptive, novel or earthshaking----more an expression of appreciation of the challenges that confront TCHA and the Board. **(By "personal" I mean mine, only, not reflecting Timber Cove Neighbors or anyone else).**

1. The board's responsibilities (any TCHA board, not just the current incumbents) are daunting.
 - a. the board has to understand, and apply correctly and fairly a complex number of rules and laws which are anything but intuitive, including CCR's, Davis-Stirling, County codes and regs, etc.
 - b. It takes considerable time for new members to get up to speed. there is no obvious mechanism for continuity or consistency year to year.
 - c. The membership is hard to pin down and chronically skeptical. "Community" is a worthy aspiration, but elusive in real life at Timber Cove. The members all seem intelligent, educated, articulate. But their interests are not necessarily congruent. Someone who lives full time at Timber Cove and is raising a family has a very different perspective from someone who lives in San Jose and has no residence on their property at Timber Cove. It can be hard to pick up a broad "sense of the community". People end up listening primarily to folks they already know and like. That's reasonable for social purposes, less wise or reliable for "managing".
 - d. Folks who run for, or are appointed to, the Board, and their goals and qualifications, are usually known by only by a fraction of the members. They do not take their seats having the benefit of a reliable and broad reservoir of familiarity, trust or good will to draw on to assist them in functioning effectively and with respect.
 - d. Transparency and perceived fairness seem a critical priority to all folks. Better, more frequent communications about Board priorities, plans, concerns, with rationales fully set forth and input solicited, could mitigate some of the above challenges the board faces.

2. The concerns and questions raised by Timber Cove Neighbors seem largely to overlap concerns of the Board. Perhaps I'm oversimplifying, but it really comes down to: what are the most essential functions the area requires, what are the priorities, are there any functions for which there is some kind of consensus achievable?. What's the most effective, least obnoxious and costly way to manage the most urgent concerns we share? Lots of ideas are in the air, from teaming with the Water Board, to a special services district for roads or fire abatement, to changes in the way the board operates or the CCRs, to dissolution of the HOA. Abolishing TCHA is not by any means an obvious or preferred solution.

To me, the key issues are certain priorities that should be broadly shared, eg, fire abatement, and probably roads, among others. Controlling costs. Minimizing interference with how we use our properties while protecting privacy, quiet enjoyment, security and views. Making rules clear and fairly enforced. A mechanism for modifying or not enforcing certain CCRs that are obsolete or overly confining which is more feasible than a 75 percent vote, and that includes community input and follow through. I question whether new administrative structures or organizations with more or new rules and constraints, or more costs, or worse, taxes, and less flexibility, would be better than the flawed system we currently struggle with.

3. It's good to see more communication happening, and less "personalizing" of issues. I'd be sure to include on every message from TCHA a links to the HOA website, and perhaps to other resources like local blogs (disclaiming endorsements, of course).

4. With limited budget, and limited consensus, and fragile or limited sense of community, some of the best, most enticing projects, whether trail improvement, or upgrading the Lyons Court building to become a true, comfortable community wide asset, may have to be largely volunteer goals for now. As acrimony subsides, and a more widely supported mission and commitment for the HOA develops, both voluntarism and financial support for these projects is likely to strengthen, I would hope.

My best wishes to you all, Bob

Announcements (T. Giacinto, S. Lynn) None

Introduction of resident Sheriff (deferred)

Reports:

a. Correspondence (S. Lynn)

- a. Security and Fire Abatement (N. Lee) No written report: She has received Emails about mailbox keys. They have had a lot of changes at the Post Office. Patti in Monte Rio took the keys, unannounced. The keys are back in Jenner. Keys are there for the homeowner who couldn't get his keys. Most are on the Kelly Court

side. TG noted we have a big mailbox now in the office purchased in the 1990s. We can cut it in half and have two big drop off boxes. He volunteered to do this.

- b. TMcK reported there had been some thefts of small religious objects and redwood on Umland. We should remember that we have outside visitors, renters and other non-residents in the community. Our Deputy Sheriff is Mark Provost and he drives the sub division often. His contact numbers are: Sheriff's 24 Hour Dispatch: 707-565-2121; Business: 707-565-2650; Residence: 707-847-3116; and FAX: 707-565-8811. If he is at his TC residence he will always answer; if not, please call the 24-Hour Dispatch number at 707-565-2121.
- c. Project: John Howland and the Holmes project.
- d. Frank Abel's letter to the county.
- e. Dispute Resolution letter sent out.
- f. 54 letters sent out regarding Fire Abatement.
- g. Eric Tamm has a community quiet time meditation he wants to hold in the Office and requested the mail list.
- h. **Security and Fire Abatement: Security**—TG noted we need a maintenance person. We have two police officers in our community and Neighborhood Watch started by Joe Pearson years ago that needs to be revived. TG suggested we have a Security/Maintenance person instead of just Security. They can hand out keys, remove trees from the road and respond to other unanticipated situations.
 - TG moved we reconfigure the Security position to be Security and Maintenance. ST seconded. Discussion: ST suggested we develop a job description and budget for the position. Voter: 3 ayes; one abstention (SC.) TG and TMcK will develop a job description and salary to be presented at the next meeting.
- b. **Website** (S. Lynn, S. Moulton) We are looking into finding a more user friendly server for our website. We will email the minutes out until we get the website updated. It is a key piece to building community and transparency. She has been doing the minutes in detail so the property owners can understand the issues as they are discussed. This volunteer activity is also saving the HOA hundreds of dollars each year.
- c. **Architectural Report** (S. Lynn) (Handout) Projects: Frank's project is waiting for story poles; Holmes project is continuing. The house at Kelly Ct. that sold, new owners want to convert and enclose the carport; Martin Brenner and Lisa Gimble have been corresponding with Howland about putting solar on their project. TG spoke at the last meeting about outsourcing Architectural Review. Our CC&Rs allow us to sub contract any of our activities including architectural and roads. A separate entity that does only architectural would bring consistency. In the past Board members have found it difficult to refuse a project of a friend. The neighbors in residence 300 feet from the project would be given approval of variances. If there are variances, 1 or 2 or multiple would require signoff by all neighbors within 300 feet. The county has required upgrading materials to include composite siding that is more fire retardant, which can be modified to maintain the natural exterior traditional for Timber Cove. It could be part of the revised architectural requirements. A sanitation facility needs to be on the property for those under construction and this could be part of the architectural design package. TMCK suggested this be included in architectural guidelines. J. Howland and some of the local architects will bring the amendments to the architectural guidelines to the board for approval. ST noted this would mean less management by Sharon. The Architectural Reviewer would handle the accounting and billing which would bring consistency and probably lower costs. The Board would have the final approval.
 - SM moved we outsource the architectural review to our current Architect and revisit this in 6 months to see how it is doing. TMcK seconded. 5 ayes.

- d. Treasurer's Report** (F. Leif) Absent.
- a. **Payment of Bills (Handout)**
•SM moved we pay the bills, TMcK seconded. 4 ayes; one no (SC). Discussion of individual items. Motion passes.
SM reported she bought a small microwave and tea kettle for the office to make it more user friendly for various activities there. HC suggested we ask the homeowners if they have donations for specific things we might need for the office/clubhouse space. Maps and charts of the subdivision could be put on the walls for community reference.
- b. **Insurance and Banking Report** (discussed earlier)
- e. **Security and Fire Abatement** (T.McKusick) Jill Butler who was instrumental in getting our original grant and study funding has referred TMCK to a Fire Department representative named Mike Wilson who is also in charge of Muniz Ranches. He will help us upgrade and implement our Fire Abatement and Forest Management Report. SM reported on the Free Chipping by the County. TG noted they hoped it will be done collectively and TG and TMcK with Sharon will coordinate the homeowners. Residents were encouraged to speak with neighbors to get the broadest participation possible.
- f. **Trail update and survey status:** TG gave John Howland the magnetic metal detector loaned by Adobe to help us find the pins.
HC presented an official trail committee report: Easements: there is a lot of confusion about the type of easements and where they appear. They appear on two sets of maps—official plot maps recorded at the county which is the legal document; the assessors parcel maps show the dotted lines and parcel numbers, but the legal plot maps are the ultimate guide. Resurveying is an essential first step. Basically the easements that appear as pedestrian and equestrian easements are only one of several types of easements. They often follow along, but are separate from other easements. When you buy a parcel you are agreeing to the legal ramifications of the easements. They refer only to the property owners but not the public. The county has a right of refusal and could come along at any time and take over the trails, but this would be costly for them. The title reports include the trails and easements as existing. People have a right to walk or ride along these easements. You cannot build on them or impede the rights of those who are eligible to hike the trails. If people go off the trail, they are trespassing. This is dealt with like any other trespasser: call the sheriff. Leash laws apply; we should all be respectful about bothering people; we could make a sign about leash law requirements. Many subdivisions have enormously successful subdivision trails, like Sea Ranch. Some go right by people's windows. The end of some of the stakes will be painted a bright color after they have been placed. This will allow us to go to a surveyor for a bid. She hopes it will cost less than allocated. JP noted we need to get the trails where they need to be. August 1, the Trails Committee will have a gathering at the Club House/Office at 10:00 am.

PUBLIC COMMENT: Scott Black asked about Fire Abatement and wants to be part of the Chipping Collaboration. He is not opposed to the trails. They want to limit their liability since the trail goes through the middle of their 2 plots (7 acres). They have a steep part up the 3 acres. They are not opposed to resetting the trail. He discussed the value of the HOA and respected it.

OLD BUSINESS

1. **Status of Outside Grants and Contracts** (T.McKusick) Discussed. TMCK added that he will send a PDF of our Fire Abatement report. TG sent a request for undergrounding our power lines.
2. **Roads and Signage Report** (T. McKusick): We did have a committee to rebuild the old ones. He hasn't heard from Ron Case or Roger Simpson. TG can get some end cuts on some redwood slabs to rebuild the existing signs. He noticed road damage on Cundall Court due to septic system repair.
TG suggested we outsource the roads, as discussed at the last meeting. Originally we had a Capital Improvement Plan and it was more organized, including identification of all the problems with all the roads. Roads would go into a different quadrant. The maintenance contract should be separate from the capital improvement plan. We need someone who can professionally determine what the repairs and road maintenance needs to be. There are specifications that the county uses. That needs to be managed professionally. We could hire a road manager who works for the HOA who could oversee the bidding and bring that back to us. We need competitive bidding. BT, JP and TG will go out and spot the problem areas relative to big jobs that will need to be done: culverts, turn arounds, etc. to revise the Capital Improvement Plan. ST offered an outline of a Capital Improvement plan. She thanked all the residents who have been doing this.
•SM moved that we develop a Capital Improvement plan for roads with a future projection for work to be done and costs, and a manager as a feasibility study. TMCK seconded. Discussion: SC didn't want to commit more money to a manager. TG explained the Capital Plan would identify costs and eventually save money. Vote: 4 ayes; SC no. Motion passed.
3. **Lyons Court Office Update** (T.Giacinto, T.McKusick) TG suggested the best idea for the Office was to turn it over to the Water District. The Water District can receive donations as tax write offs. People on the Water District have expertise to develop the building. The septic permit can be updated to allow for a sanitary facility; the Water District would exempt the development from fees. The Water Board and HOA serve the same people. \$3000 of our insurance cost covers this building. The Water Board would carry that under their umbrella. CG noted it could be an emergency center to store emergency supplies. The Water District can accept tax deductible donations. HC was cautious about giving something from one agency to another. She asked that we verify the specifics of this. SC doesn't have a problem donating this to the Water Board and wants to let the property owners vote on it. TG noted that the property owners have not responded in the past.
•TMcK moved we donate the Office to the Water Board with the understanding that it be shared equally between the two agencies. SM second. Vote: 4 ayes; one no (SC). BT noted the Water Board has discussed this possibility and will accept this as an office.
4. **PG&E Underground Cable** (T. McKusick) discussed already. The Board of Supervisors has our application and are trying to get us to the top of the list.
5. **Emergency Response** (F. Leif) deferred
6. **Capital Improvement Plan** (T. Giacinto/Sylvia Todd) Discussed.
7. **Annual Meeting Report: Date and Place** (S. Lynn, T. Giacinto) September 5, 2015 Ansel Room of the Inn. Time: 10:00 of Board; Annual Meeting to follow: social after that. ST asked about speakers; Grace O'Malley on emergency preparedness; Water board; President's Report; forming committees: Clubhouse, Beach Access, Trails, TC Archive Committee; Honor Fred Leif. ST will receive suggestions for the agenda for the Annual Meeting; Deputy Sheriff.

NEW BUSINESS

1. **Beach access:** TG knows where the easements are. This has been an issue for decades. He hasn't spoken with the new owner of the Inn. There is a floating easement on the

Inn property. However, floating easements are illegal. You need a specific spot. We did a litigation guarantee on our Beach Access many years ago which revealed that we have a right to access the beach at the Inn. The liability issue is of concern. TG will speak with the new owner. There are 6 parking places dedicated to TC property owners at the Inn. The County is developing the Pacific Coast Trail and the Inn is cooperating with this to allow people to see the Bufano Statue. They may be open to our easement and access.

2. **Camping Policy:** SL explained the camping restrictions. TMcK noted there was a county ordinance that allows camping on your own property. He will bring the ordinance to the next meeting. JP asked about campfires. We will clarify with the local fire department. SL will get the information from the Fire Department.
3. **Mailbox Keys – Kelly Court and Ruoff/Hwy 1** discussed earlier

Time and Place of August Meeting and Agenda Items: August 15, 2015 9 am SM moved; ST 2nd. Meeting adjourned 4:30 pm.

Public participation: Meetings of the Directors of the Timber Cove Homes Association are for the purpose of conducting the business of the entire membership of the TCHA. Members are invited to attend. Members may speak on any item on the published agenda only after being recognized by the President. If you wish to speak about a matter not on the published agenda, please make your comments during the portion of the meeting designated for Members (Public) Comments. Remarks are limited to three minutes. Please note that, with some exemptions, the Board does not engage in discussion or take action on non-agendized matters. However, the board may respond briefly to public comments, refer matters to staff, ask questions for clarification or schedule matters for future agendas. Disruptive or disrespectful members will be asked to leave.

American Disability Act (ADA)

The TCHA Board complies with ADA (America Disabilities Act) requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternative formats pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact [Sharon Lynn], Executive Assistant.