Board of Directors Meeting Minutes  
Saturday, October 18, 2014  
Fort Ross School, Multipurpose Room

**Board Members Present:** Anne Roberts, Claudia Woods, Fred Leif, Sue Drake, Tim McKusick, Tom Giacinto  
**Staff Present:** Nick Lee  
**Guests Present:** Priscilla Gray, Richard Welch, Jennifer Rodenbach, Katie & Bill Seymour, Lou Gouveia, Cali Bush, Susan Moulton, Joe Pearson, John Rea, Stu Drake, Brian Todd, Nicholas Lee, Cathy Schezer, Lorrie Uribe, Jodie Sperry, Hannah Clayborn, John Howland, Dennis Kochi, Frank Ables, Joe Roberts, Eric Tamm

1. **Call to Order:** Anne Roberts called the meeting to order at 9:00 am.  
   Amendments to the Agenda: Add Election of Officers after #3. Add Pampas grass Eradication immediately after election of officers.  

2. **Approval of September 6 Board Meeting minutes:** Yes votes: Fred, Claudia, Anne and Sue. Abstained: Tim & Tom. Moved, seconded and passed to approve the minutes of the Board meeting.  
   **Correction noted to amend names under item 2a. to Kathy Holmes & Bill Gilmore.** Yes votes: Fred, Claudia, Sue, Anne. Abstained: Tom & Tim. Moved, seconded and passed to approve the minutes of the Annual Board meeting.  

3. **Resignation & appointment of new Board member:** Anne Roberts announced the resignation of Board Member Anne Vernon. Sal Culcasi and Susan Moulton were presented as possible replacements. Discussion. It was moved, seconded and passed to fulfill Anne Vernon’s vacated seat with Sal Culcasi. Yes votes: Fred, Anne, Sue, Claudia. Abstain: Tim & Tom.  
   **Election of Officers:** Anne & Claudia were nominated as president, but Claudia declined. Vote taken and Anne Roberts elected as President. Yes votes: Sue, Sal, Claudia, Fred. No votes: Tom & Tim. Moved & seconded to elect Claudia Woods as Vice President. Vote: all in favor, motion passed. Moved & seconded to elect Fred Leif as Treasurer. Vote: all in favor, motion passed. Moved & seconded to elect Sue Drake as Secretary. Vote: all in favor, motion passed.  
   **Pampas Grass Eradication:** Eric Tamm presented the pampas grass issue on Ninive Dr. and this solution. The neighbors lead by Eric are addressing this issue on their street. Discussion of similar neighborhood teams developing through the community. After the presentation and discussion, Tim McKusick was asked and accepted to be the board representative in the fight against Pampas Grass in the community. Good job homeowners on Ninive.  

4. **Board Member CC&R violations:** The topic of Tom Giacinto’s building violation and whether he should serve on the board with this issue still unresolved was discussed.
After review of the violation, the CC&R’s and discussion Tom agreed to bring the building into compliance with CC&R’s and County requirements.

5. Security and Fire Abatement Report by Nick Lee: Items discussed; a down tree, permission to John Howland to take down some trees, vandalized real estate signs, power outage & a water leak on Bufano. It was noted that the chipper was going to be in the area on Oct. 24th. We will send out a notice to the association re: proper burning procedures and the need to fire safe your property. A discussion was held regarding the area wide fire escape plan. It was noted that Grace O’Malley and Fred Leif had worked on this for the community. Fire routes to be added to Welcome Packet.

Tom was asked to help get the fire escape routes in our area useable. Fire Abatement notices will be sent as noted by Nick Lee to those who need to clear their lots and remove debris for fire vehicle turnaround.

6. Architectural Report: Claudia reported on the revised Architectural Packet. It is a working document and fees are in review based on actual hours spent on projects. The mailbox project transition was mentioned with Tom stating that he picked up his keys already. Claudia is working through logistics with the involved parties.

   b. Discussion was held to donate extra budgeted funds from the annual meeting expenses to the school. Amount approx. $1,200. Member suggested raising rent paid to Fort Ross School which is currently $5 per meeting. No action taken.

8. Roads Report: Mowing complete on Lee Drive. Edging of all roads that needed it is complete. Parts of Ruoff and around Umland Circle to the first fork were mowed. Tim & Sal were both nominated to serve as chair of the road committee. Yes votes: Anne, Fred, Tom, Sue, Claudia. Motion, seconded and passed to have Sal & Tim as Road committee co-chairs.

9. Trails: a. Discussion regarding the trail easements including the authorization by the Board at their April 5 meeting for the Drake/Rea/Vernon trail easement relocation to proceed to the County. Various audience and board members spoke for and against the proposed trail vacation and relocation. b. Funding a trail survey with a line item added to the budget was discussed. The one verbal estimate is in the $6,000-12,000 dollar range, to survey the trails and install monument markers in the proper locations. Some homeowners with trail easements have already completed survey work. c. Tom agreed to provide 3 bids for the trail easement surveys by certified surveyors. d. Tom was asked, and accepted, to be the trail committee chair for the board. Trail committee members, from the audience: Hannah, John Rea, Anne Vernon. It was noted that anyone could be a member of the committee.

10. Bylaws Committee Report by Priscilla Gray: Priscilla reported that input is needed to proceed with changing the Bylaws. Susan Moulton stated might need to go back to the 1965 Bylaws. Priscilla and Susan will work together on a plan for updating the Bylaws to be presented to the board. Anne Roberts clarified that Unit One CC&R’s are dated September 14, 1961. Unit Two CC&R’s are dated March 5, 1965. The Bylaws we are using are dated November 18, 2006. All these documents are on the website. Timbercovehomes.org


12. Public Comment: Palm Drive Hospital closing was brought up as a ballot issue. Tom & Tim walking out during a Board meeting was brought up. Board members don’t have
the option of walking out when it gets uncomfortable. Unit One succession and Tom’s ability to vote on matters involving the Association was mentioned. Concern over his objectivity was mentioned.

13. Administrative Report: a. Ruoff Mail box transition was discussed. Homeowners need to go to the post office in Jenner to get their key. b. Discussion of number of yearly board meetings and when. It was agreed to hold meetings 10 months a year with no meetings in November and December. It was also agreed to try to hold meetings on the 3rd Saturday of the month.

14. Next Meeting: The next meeting is scheduled for January 17th 2015, 9:00 am.

15. Adjournment: Motion and seconded to adjourn the meeting at 12:50 pm. Vote Yes: Fred, Anne, Sal, Sue and Claudia. Absent: Tom & Tim. Meeting adjourned at 12:50 pm.

16. Executive session: Called to order 12:54 pm. a. Sharon Lynn nominated to be the next Administrative Assistant. Motion, seconded to hire Sharon Lynn as Administrative Assistant. Yes Votes: Tom, Fred, Anne, Sal, Claudia and Sue. Absent: Tim. b. Lyons Court discussion tabled  c. Violation by Abuse/misuse of powers of Board member(s) tabled.

17. Adjournment: Motion and seconded to adjourn the meeting at 1:00 pm. Vote yes: Tom, Fred, Anne, Sal, Claudia and Sue. Absent: Tim.

Minutes prepared by Sue Drake and Anne Roberts, Board members