Hi Hanna
These are the responses that we got from our questions. You might want to meet with your group and discuss them. Develop a response for me to give to the Board. I keep hearing that no body cared about the trails. However, One would think that there are quite a few people who are concerned. Maybe the board would do well to know that there are more than just a few people? I am not offering advice just informing you so that everyone is on the same page with the discussions.

Tom

-------- Forwarded Message --------

Subject: Response to questionnaire from Anne Roberts
Date: Mon, 27 Oct 2014 18:25:08 +0000 (UTC)
From: aroberts29@comcast.net
To: Giacinto, Tom <giacinto@mcn.org>

Hi Tom,

A few days away from Timber Cove issues makes a big difference. I hope you enjoyed a break. I believe the Vernon/Rea/Drakes will have their answers to you this Wednesday. I would caution you against talking with any parties involved unless all parties are present. Especially seeing as lawyers are involved.

My answers are below in blue and attachments have been added. Please feel free to call me if you need to 925.837.6623. I am meeting with Sharon tomorrow morning and am driving to TC this afternoon. We have no internet in TC.

Thank you for addressing this Tom. As you know, we thought this was a resolved topic, allowing time and resources to be spent on ALL our trails going forward. I'm sure you have heard about the 20/80 rule, in this case I think it might be closer to 5%. Anne Vernon has heard from many members who don't care about where this trail is located. Some of these people are even on Hannah's distribution email list. For most hikers going through someone's backyard is considered trespassing. It is in the best interest of all members to resolve this with compromise and remove all emotion. I would hate to see this become bigger than it already is. I look forward to hearing your vision for the community. I sense that we are in the same direction...allow people to enjoy their dream location with very little involvement from the HOA.

One positive to glean from this experience is that the trails are again a priority. People have offered to work on the trails. Signs and surveys may clear up questions of trail location. I imagine lack of interest was why Trails came off past agendas. This happened before I was on the Board. Please let me know if you need anything else from me.

Trails

1. What exactly has any board member done regarding this issue? Please include correspondence (and copies of same), conversations, verbal promises. Specifically has any board member directed any
correspondence to PRMD (including copies of same). Nothing besides giving the homeowners permission to proceed at the April 5th meeting (see attached). No one has contacted PRMD on behalf of the Board.

2. Was any board member aware that Rae and Vernon had already filed their application with PRMD? Did they have the board's express permission to do so? (letter, etc.)
   As soon as they had board approval they could proceed. See attached

3. On what date did Rae and Vernon file their application for trail vacation? Please provide a copy of the map used in that application.
   Homeowners to respond

4. Please provide a copy of the map that the board is using as its map of record for the April 5 board motion. Is the board claiming that the map filed with the Rae/Vernon application the map they reviewed on April 5, 2014?
   Homeowners to respond

5. Please provide a copy of the April 5 agenda.
   See attached

6. Please provide a copy of all correspondence with the HOA attorney on this issue.
   See attached

7. Please state how the elimination of 509' of the property owners trail was in the best interest of all property owners.
   Homeowners to respond

8. Please show the law that states that legal property from outside the Timber Cove Homes Association are subject to the CC&Rs (building envelope) when a lot line is approved. IE Rae/Drake lot line adjustment.
   Homeowners to respond

9. Were the property owners properly noticed that they were going to lose 509' of their trail by approving the Rae/Drake lot line adjustment?
   Neighbor notification is not required in lot line adjustments.

10. What rules of order was the board using to protect themselves from any conflict of interest issues?
    The TCHA uses Rosenberg's Rules of Order.

Anne Roberts

- April 5, 2014 agenda.docx
  84.4kB

- 2014.4.8 Drake and Rea trail relocation letter-3.doc
  98.5kB

- BZ trails letter
  244.5kB