

April 2015

Newsletter

Homeowners Association  
of Kono Tayee



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**2014-2015 BOARD of DIRECTORS**

**President, Bob Sullivan**  
(707) 274-2750; bobsullivan33@aol.com

**Vice President, Jim Hiss**  
(707) 274-1492; bjhiss@aol.com

**Director, Tony Marchese**  
(707) 274-1558; arm@onemain.com

**Treasurer, Debbie Pryor**  
(925) 766-8681; rabbitca@hotmail.com

**Secretary, Carol Beckwith**  
(707) 448-9113; ktsecretary@gmail.com

**2014-2015 COMMITTEES AND COMMITTEE MEMBERS**

**ARCHITECTURAL COMMITTEE**

Chairman: Bob Sullivan  
Beth Shaver  
John Cormack  
Jay Greenwell  
John McCloskey

**BUDGET COMMITTEE**

Bob Sullivan  
Craig Courtemanche  
Debbie Pryor  
Beth Shaver  
Larry Oreglia

**WATER COMMITTEE**

Chairman: Naish Piazza

**ROADS COMMITTEE**

Bob Sullivan  
Jim Hiss  
John McCloskey

**SOCIAL COMMITTEE**

Mike and Judy Braley

**SUNSHINE COMMITTEE**

Debi Cormack

**CANAL COMMITTEE**

Bob Sullivan  
John McCloskey  
Tom Atteberry

**STEPPING OUT COMMITTEE**

Open – *Seeking Volunteers*

**KEEPER OF THE FLAG**

John Cormack

**ELECTION COMMITTEE**

Pat and Becky Ridgel  
*Seeking Alternates*

**CC&R UPDATE COMMITTEE**

Jim Hiss, Tom Atteberry, Vyonne Burrows, Tony Marchese, John McCloskey, Joe Ramhorst, Pat Ridgel, Bob Sullivan.

**PRESIDENT'S REPORT**

**APRIL 2015**

They say, "It is what it is." I have used this term for many years in my business. When someone makes this statement, they perceive an unchangeable reality and have accepted it as such. Defeat is not implied.

Things change and so does our Board of Directors, all with their own thoughts and direction. I just hope things continue to move forward in Kono Tayee. We have one of the best community areas in Lake County. Look around at all the improvements that have been done. We should be adding more improvements to our area, not cutting back on improvements and/or maintenance.

I have asked several owners in Kono Tayee if they read our newsletter, and they respond, "No." I guess they just don't care. They just rely on someone else to take care of things, and then complain.

I have tried for several years to get more people involved, to contact me with questions or comments, and have had little or no response.

Another term spoken quite often is, "It's all good." Maybe it's not.

Pat and I feel we have lost friends because of my service to the Board of Directors and as President. I have even had a threat against me.

Have a great summer and be safe.

***Bob Sullivan, Kono Tayee HOA President  
707-274-2750; bobsullivan33@aol.com***

## VICE PRESIDENT'S REPORT

### Annual Meeting

The KTHOA meeting will be on Saturday July 11th at 10 am at the beach. At that time the election results will be tabulated and reported. I will run again this year for Vice President. My goal is to continue to serve, have open forum meetings, collective decision making, support communication, and involve members of the community. I encourage all residents to vote and consider being a candidate for association offices. We agree we want a healthy, vibrant community.

### Open Meeting Act, Davis Stirling, Section 4925(b)

At this meeting Tony Marchese made a motion, 2nd by Jim Hiss, and passed by the board. It allowed members of the association to speak after a motion and 2nd by the Board. Members speak BEFORE NOT AFTER the Board votes on the proposal. This motion was based on a change in the DS law that allows Boards to invite comments from the audience on particular items of business if they so choose. It was powerful and allowed an opportunity to ask questions, state viewpoints, and gather information. I believe it should be a standing procedure for the future. The process was orderly and respectful. I have heard very positive comments for this change.

### Davis Stirling Restatement Passes

On January 1, 2014, the reorganized DS Act became effective and contains certain substantive changes. Because of the extensive changes to the law, the amendments to the Declaration, Bylaws, and Articles of Incorporation should take the form of restatements in their entirety to conform to the law. After discussion, questions, and members' viewpoints, the Board voted 4 to 1, to spend \$4,500 dollars to hire an attorney, restate our association documents, and present this draft for a membership vote.

### Dues Increase

The board voted 3-2 for a 5% Association Dues increase to take affect this next year. I am committed to continually examining our expenses, relying on the Minor Maintenance Gang with Tony Marchese's volunteers, and keeping costs reasonable. Hopefully we will not have increases yearly.

### July 4th Parade at 10 am on Saturday, July 4th at the KT beach

Join the community as we show our patriotic spirit by walking riding, cheering, or viewing the parade as it winds through the Kono Tayee streets. Golf carts, bicycles, scooters, skate board, etc., plus hats, scarfs, shirts, are part of the parade's decorations and surprises. This event celebrates our nation, acknowledges our veterans, and is small town fun. Also, the BBQ area will be available to residents throughout the day.



## COMMUNITY ANNOUNCEMENTS

### ❖ **GARBAGE BAGS**

We have purchased individual garbage bags from Lake County Waste. We will be able to sell these bags at \$4.50 per bag. If you're one of the families that purchase bags, you can get your bags from either Nancy Piazza: (707) 274-4439, 7718 Cora Drive or Debbie Pryor: (925) 766-8681, 7822 Cora Drive. We will have a limited supply of bags available, so please call first before going to purchase your bags.

We will accept cash or checks can be made payable to Homeowners of Kono Tayee. We are looking for a full-time resident to help sell bags. If you'd like to help out, please give Debbie Pryor a call.

### ❖ **KONO TAYEE WEBSITE / FACEBOOK / EMAIL LIST**

Be sure to check out our website at [www.konotayeeestateshoa.com](http://www.konotayeeestateshoa.com) for the latest community announcements and events schedule. If you have community photos you'd like to share, please send them to [ktsecretary@gmail.com](mailto:ktsecretary@gmail.com). Also, be sure to Join the Friends of Kono Tayee Estates Facebook Group! Help us save money on printing & mailing costs by receiving this newsletter & other correspondence by email. Contact Carol Beckwith, Kono Tayee Secretary, at [ktsecretary@gmail.com](mailto:ktsecretary@gmail.com).

### ❖ **SUNSHINE COMMITTEE**

Reminder to contact Debi Cormack if you know someone is sick or has lost a loved one. She will send a card on behalf of our Sunshine Committee. Contact Debi at 707-274-6680.

### ❖ **PET CLEAN UP**

A reminder to everyone to please be courteous and pick up after your pets.

### ❖ **MUSSEL STICKERS**

All residents need 2015 mussel stickers for their boats and personal watercraft. Cost is \$10 per watercraft. Contact Bob Sullivan at (707) 274-2750 or [bobsullivan33@aol.com](mailto:bobsullivan33@aol.com) for assistance in obtaining your stickers. The Sheriff's office has ZERO TOLERANCE for noncompliance and they do not give warnings. If fined, expect to pay a \$100 ticket.

### ❖ **VOLUNTEERS NEEDED**

We are currently seeking volunteers to fill the following Committee Openings. Please contact Bob Sullivan at (707) 274-2750 or [bobsullivan33@aol.com](mailto:bobsullivan33@aol.com) if interested in volunteering your time:

- Stepping Out Committee - Volunteers
- Election Committee Alternate – Volunteers

### ❖ **SIGN UP FOR NEXTDOOR**

A private, online network for Kono Tayee neighbors has been set up on **Nextdoor**. Nextdoor is a social networking service for neighborhoods, which allows users to connect with people who live in their neighborhood, share community events, recommendations, items for sale/free, crime/safety concerns and ideas about how to make their neighborhood better. This is a great resource to enable neighbors to connect electronically and communicate/share in real time. This is also an excellent resource for the Kono Tayee Homeowners Association to supplement the existing newsletter, website, and monthly meetings. It's easy to get started and stay in touch. There is also a mobile app available to those who prefer to connect via web, tablet or mobile device. Please join in!

## ITEMS FOR SALE / WANT IN THE COMMUNITY



Fisher Cast Iron Wood Stove Insert ***For Sale***. Contact Alice Howery ,7782 Cora Drive, 707-746-8587

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## KONO TAYEE & COMMUNITY EVENTS CALENDAR



### **MAY**

- Ladies Retro Luncheon, Saturday, May 2 at 1:00 pm: Thank you to Marlene Melcher for hosting this fun event. Please RSVP by April 29<sup>th</sup> at 860-508-5831 (cell).
- Annual Yard Sale, Saturday, May 23 and Sunday, May 24.

### **JUNE**

- Community BBQ: Saturday, June 13th at 5:00 pm at the beach area.

### **JULY**

- Annual 4<sup>th</sup> of July Parade at 10:00 am at the beach area. Fun! Fun! Fun!
- Community BBQ: Saturday, July 11 at 5:00 pm at the beach area.
- Kono Tayee Homeowners Association: The next Board Meeting will be held at the barbecue area on Saturday, July 11 at 10:00 am. The election ballots will be counted and reported to the membership.

### **AUGUST**

- Community BBQ: Saturday, August 8 at 5:00 pm at the beach area.

### **SEPTEMBER**

- Community Chicken BBQ: Saturday, September 12 at 5:00 pm at the beach area.
- ***(Tentative)*** Community BBQ - Oktoberfest: Saturday, September 26 at 5:00 pm at the beach area.

## MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING

Held at the Beckwith home, 7894 Richard Dr., on April 4, 2015 at 10:00 AM

### **PRESENT AT MEETING**

Board Members (Pres.) Bob Sullivan, (Vice-Pres.) Jim Hiss, (Sec.) Carol Beckwith, (Treas.) Debbie Pryor, (Dir.) Tony Marchese, (Alt. Dir.) Tom Atteberry.

Members: Craig Courtemanche, Becky Hiss, John McCloskey, Patrick Ridgel, Dorothy Atteberry, Joe Ramhorst, Carol Benson, Celeste Feldman, Ross Calvert, Larry Oreglia, Jr., Michael and Lynn Morarity, Lee And Marlene Melcher, Vyonne Burrows, Jim Johnson, Jim Valentine.

### **CALL TO ORDER / OPENING OF MEETING**

Pres. Bob Sullivan called the meeting to order at 10:02 AM, welcomed those in attendance and led the Pledge of Allegiance with 5 board members present, he announced we have a quorum.

### **MINUTES OF PREVIOUS MEETING**

Jim Hiss made a motion to read the correction to the minutes of the previous meeting, 2nd by Tony Marchese, passed by all. Carol Beckwith read the statements made by Joe Ramhorst, a committee member on the Davis Sterling Act and our CC&R's:

Joe Ramhorst stated that he had read the lawyers report, and that the Lawyer feels that there are substantial and extensive changes to be completed. As to the costs of approximately \$4,500.00, even if the charges go to \$5,000.00. The costs would be \$40.00 per resident. Why are we hesitating? He stated we should hire the Lawyer now, because how can we have a meeting with the association members if the board and committee doesn't know what changes are needed. Joe wants the DAVIS STERLING ACT and the KONO TAYEE CC&R'S to be completed by an expert. If the DAVIS STERLING ACT and our CC&R'S are completed by the Lawyer, then we could have confidence in reporting to the association the facts, and hopefully we could get a 2/3 vote. If nothing is to be done, Joe doesn't want to stay on the committee.

The minutes were approved as corrected.

TONY MARCHESE made a motion that the association members be permitted, at every open Board Meeting, to participate in the discussion period for each motion made and seconded by the Board. After the member discussion period, the Board will discuss the motion on the floor hen take the vote.

Each member will have 3 minutes to address only the motion that is on the floor. No personal attack or general complaints will be allowed. The board reserves the right to end the discussion period if, in the majority of the Board, the discussion period is consuming too much time.

Other comments members may have can be addressed at the MEMBER COMMENT PERIOD which is the last item on the agenda.

The motion was seconded by Jim Hiss.

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Bob Sullivan, stated that he is not opposed to having an open forum, but that the time limit and repetitive discussion will have to be monitored. Jim Hiss, stated that according to Adams Kessler Attorneys at Law, the Board of Directors can allow members to speak at any meeting, except meetings held in Executive Session. According to the Davis Sterling Act, board meetings are defined as a municipal government meeting, and in the spirit of the law (January 2014) Jim would like the input of the members before voting.

The vote was taken and it was unanimously approved.

#### **TREASURER'S REPORT - Debbie Pryor**

Debbie Pryor gave the current financial report. The total in all accounts is \$90,348.85, with \$14,629.19 in checking, \$206.88 in petty cash, and \$75,512.78 in reserves as of March 31, 2015. Account balances and banking summary are attached to the minutes as well as the proposed budget and reserves study). The only change is a refund on the insurance for an over payment, a small increase in the insurance for the Officers and Directors for the Umbrella Policy. The expenses for the last three months are: maintenance fee paid to Jason Brown, postage for the newsletter, RV Pest Control, and utilities. This June or July the second 2 year term will be due for the web site, approximately \$250.00 per year. Jeanne Wallenstein manages the web site. The Treasurers report was accepted by the Board.

#### **BUDGET COMMITTEE REPORT - Debbie Pryor, Bob Sullivan, Beth Shaver, Craig Courtemanche**

RESERVE STUDY the committee suggests increasing all assets by 3%, this will increase the reserves by \$7,971.00. A motion was made by Jim Hiss to accept the Reserve Study, seconded by Tony Marchese, unanimously approved.

Patrick Ridgel asked if the canal dredging was reflected in the report? Debbie Pryor, Tony Marchese, and Jim Hiss explained that the costs for the canal work was taken out the Reserve Account. Debbie offered to give Patrick the full list of all expenses. \*

#### **BUDGET**

**GARDENER** - Craig Courtemanche interviewed People Services and their estimate was \$400.00 per month. He also talked to the gardener at Paradise Cove and he doesn't have time to take on another job. Jason Brown is the only option we have now. Bob Sullivan is talking to him on a regular basis, and he is improving.

**MINOR MAINTENANCE GANG** - comprised of Tony Marchese, Tom Randall, John and Debi Cormack, Tom Atteberry, Jack Burk, Terry Hale and Carol Benson. Bob Sullivan refers jobs to the committee, and they do a great job. The committee also, makes lists of items that need to be completed. They worked on the mailbox area, and used their own green dumpsters.

Jim Hiss wants the Professional fees to remain at \$1,000.00, and the yearly dumpster charges be eliminated (not a budget item). He thinks the yearly dumpster should be discussed and voted on by each Board. Tony Marchese agrees. Jim Hiss made a motion to remove the \$644.00 fee from the budget, and to keep the Professional fees at \$1,000.00. Jim made a motion, Tony seconded, the vote was four approved, one opposed (Bob Sullivan's) the motion passed.

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Jim Valentine - he is a weekender, and he asked what if the weekenders didn't have garbage service? Tony Marchese told him that the residents could purchase garbage bags from the association. Tom Atteberry - said the dumpster filled up very fast. He felt if a group of neighbors wanted a dumpster, they should rent it themselves and split the cost. Celeste Feldman agrees. Bob Sullivan stated that the dumpster was for exterior use only. Joe Ramhorst and Ross Calvert think it is the responsibility of each individual to clean their own trash. Patrick Ridgel said the dumpster filled up overnight. Bob Sullivan said the association was trying to clean up the area. Yvonne Burrows - wanted to know if the dumpster was for everyone, and where would it be located? Becky Hiss - would like to roll over the \$644.00, and put the money into the reserve account. \*

### **DUES INCREASE**

The Budget Committee suggests a 5% increase in the yearly association dues, a \$13.00 increase. The dues would be \$277.00 per year.

Tony Marchese made a motion not to raise the yearly dues. Jim Hiss seconded the motion.

Dorothy Atteberry and Yvonne Burrows - they do not want a dues increase. There are a lot of seniors living on fixed incomes, and every dollar counts. Jim Hiss - not any amount. It is the precedent that is being used. Jim wants volunteers to help as much as possible, and to keep the dues low. Tony Marchese said we are a close community, and cutting costs should be our goal. Larry Oreglia and Lynn Morarity cutting costs is excellent. But instead of a one time fee (to fund the conversion of the Davis Sterling and our CC&R's), let's have a dues increase.

Celeste Feldman and Jim Johnson - agree with the dues increase. Patrick Ridgel - we need an accurate accounting of how the money is spent. Mike Morarity - 7 volunteers to do minor repairs? We need to hire people to do the work. Craig Courtemanche - home values are by looks, not dues. Bob Sullivan - sometimes he volunteers 4-5 hours a day, or more. He understands volunteerism. He tried to hold an open meeting before the Board Meeting. But dates and places to hold the meeting were unavailable. Becky Hiss - build up the reserves. We need to fix common areas. She has a problem spending a large sum of money on the canal. Celeste Feldman - the canal is an asset to the community. Reserves are for the roads, mailboxes, etc. The canal is available to all. Patrick Ridgel - he feels that the Reserve Fund is a slush fund, we are still dipping into the well. We need more communication on expenditures. Lynn Morarity - we elect a Board to make decisions. Joe Ramhorst - the Reserve Fund can we used, but it needs to be paid back. Debbie Pryor - we need more open communication. Jim Hiss - we need to set the dates for the Board Meetings for the entire year.\*

Tony Marchese made a motion for not having a dues increase, seconded by Jim Hiss. The motion failed with two for the motion (Tony Marchese, Jim Hiss) and three against (Bob Sullivan, Debbie Pryor, Carol Beckwith).

A motion was made a dues increase of 5% by Bob Sullivan and seconded by Debbie Pryor. It passed with three for (Bob Sullivan, Debbie Pryor, Carol Beckwith) and two against (Jim Hiss and Tony Marchese).

### **PRESIDENTS REPORT - Bob Sullivan**

A. Be careful, the ramp is slippery. The county is expecting an early algae bloom, and there is still a lot of debris in the lake. The Rumsey Scale is at 4.42 feet.

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B. Request approval for the annual clean up dumpster.

A motion was made by Bob Sullivan for the annual clean up dumpster, and seconded by Carol Beckwith.

The vote was one for having the annual dumpster (Bob Sullivan), four against (Jim Hiss, Debbie Pryor, Tony Marchese, Carol Beckwith).

C. Approval for resetting 3 to 4 buoys

Bob Sullivan stated that our insurance would not cover volunteers fixing and replacing the buoys. New weights and decals, as needed, will be installed. Jim Hiss made a motion to reset the buoys, seconded by Tony Marchese, approved by all.

D. Annual cleanup day

Bob Sullivan asked for a volunteer to head the volunteer work party. Tom Atteberry will head the group. The date will be Saturday April 25, 2015 at 9:00 AM to 12:00 NOON. The alternate date (because of bad weather) will be Saturday, May 16, 2015. Please send all ideas to Tom Atteberry. Jim Hiss stated that all expenses will be paid by the association.

Celeste Feldman donated money to be used for painting of the curbs.

E. Presidents Comments

Welcome to our new neighbors, Stan and Cindy Ochoa

The County says we may have a bad year for rattlesnakes. BE CAREFUL. Call Patrick Ridgel for snake removal.

Honor the docking rules.

## **5. VICE PRESIDENTS REPORT - Jim Hiss**

Davis Sterling Act and Kono Tayee CC&R's

Jim Hiss made an overview of the discussions and conclusions made by the committee. They have had four meetings since September. They decided that the Association really needs the support and approval before anything else can be done. Debbie Pryor asked for a summary of the last meetings discussion.

## **6. ROADS REPORT - John McCloskey**

John McCloskey met with S&K Seal for an estimate for road repair in Kono Tayee. They also talked to the County and they think the roads are not in disrepair, according to County standards. They might fix the cracks, but there is a money shortage for road repair. The estimate from S&K Seal is \$46,000.00.

Dean Carlson and Craig Courtemanche painted the curbs two years in a row, with \$1,600.00 in paint that Bob Sullivan got the County of Lake to donate.

Roads with damage: Corner of Richard Dr and Alston Way (by O'Meara's), corner of Richard Dr and Alston Way (by Cormack's), cracks on Alston Way (in front of Valentine's), and corner of Kono Way and Richard Dr (by Corsini's). Patrick asked if we should try to kill the weeds?

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## **7. SUNSHINE COMMITTEE - Debi Cormack**

### **GET WELL CARDS SENT TO:**

Sherrell Gillaspie for a hospital stay  
Tom Penn for leg surgery and a hospital stay  
Ernie Lee for upcoming surgery

### **THINKING OF YOU CARDS SENT TO:**

Leo and Lenora Truan, Leo for surgery and Lenora for a serious illness

### **SYMPATHY CARD SENT TO:**

The Truan family for their loss of Lenora

## **8. OLD BUSINESS**

### **ELECTION COMMITTEE - Patrick Ridgel**

Patrick Ridgel reported that the Nomination Forms are due by May 11, 2015. The ballots will be mailed by June 1, 2015. The ballots must be returned by mail BEFORE or in hand by 10:00 AM on July 11, 2015 at the Annual Membership Meeting, held at the barbecue area. The votes will be counted during the meeting, and the results announced at the meeting.

## **9. NEW BUSINESS - None**

## **10. ANNOUNCEMENTS**

### **APRIL**

SERVICE DAY AT THE KONO TAYEE COMMUNITY. MEET AT THE BEACH SATURDAY APRIL 25th, 2015 at 9 AM to 12 NOON. HAMBURGERS AND SOFT DRINKS WILL BE SERVED AFTER THE WORK IS COMPLETE. QUESTIONS CONTACT TOM ATTEBERRY.

### **MAY**

LADIES RETRO LUNCHEON SATURDAY MAY 2, 2015 at 1:00PM, hosted by MARLENE MELCHER. RSVP by April 29, 2015 at cell: 860-508-5831.

ANNUAL YARD SALE, Saturday May 23, and Sunday May 24, 2015.

### **JUNE**

Community BBQ: Saturday, June 13th at 5:00 PM at the beach area.

### **JULY**

ANNUAL "FOURTH OF JULY" PARADE, AT 10:00AM, AT THE BEACH FUN FUN FUN

Community BBQ: Saturday, July 11th at 5:00 PM at the beach area.

The next Board Meeting will be held at the barbecue area on Saturday July 11, 2015 @ 10:00 AM. The election ballots will be counted and reported to the membership.

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## AUGUST

Community BBQ: Saturday, August 8th at 5:00 PM at the beach area.

## SEPTEMBER

Community Chicken BBQ: Saturday, September 12th at 5:00 PM at the beach area.

Community BBQ: Saturday, September 26th (tentative). OCTOBER FEST

## 11. RESIDENTS QUESTIONS, INPUT AND/OR COMMENTS

Joe Ramhorst - he thinks the merger of the Davis Sterling Act and our CC&R's is extremely important. What are we going to do? Do we want to hire a competent lawyer, or do we want to be sued? Debbie Pryor - it needs to be done. She is not opposed to spending, but we need to know if it will pass. The bi-laws and CC&R's will be reflected in the Davis Sterling conversion. Can we can electronically mail the paperwork? Jim Hiss replied that we can. Larry Oreglia - there is value even if it is not approved by the membership. Mike Morarity - we need to fund the \$4,500.00, and then get the community to vote for it. THEN CAMPAIGN. Jim Valentine - use the dues increase and the dumpster money. Celeste Feldman - the documents need to be put in the proper order. Patrick Ridgel - we are bound by the Davis Sterling Act. If we don't merge the two documents then we are all at risk of being sued. The lawyer will merge the two documents, and then the community will have the privilege to vote. We must sell the conversion to the community. We to keep this conversation open and polite. Yvonne Burrows - she would like it indexed. Jim Hiss has already completed an index. Jim Hiss - We need to have something to show the people, to explain the changes. The residents need to be informed. It will take time, we are raising the confidence of the people. And, yes, there is value to this project. The Board can approve the expenditure and can use it, but it takes 2/3 of the residents to approve the changes in the documents. Jim guesses that the completed document will be 1722 pages longer. Tony Marchese - questions whether or not the \$4.500.00 will be enough. The changes for the attorney costs will be \$300.00 per hour.\*

Jim Hiss made a motion to hire the attorney to merge the Davis Sterling Act and the CC&R's of Kono Tayee Association, at a cost of \$4,500.00. Debbie Pryor seconded the motion. The vote was four for, one opposed (Tony Marchese). The motion passed.

A motion to adjourn the meeting was made by Carol Beckwith, seconded by Bob Sullivan was approved. The meeting was adjourned at 1:15 PM.

Respectively submitted by Carol Beckwith, Secretary

\*The discussion roamed and this was bundled for organization's sake.

