



Kono Tayee Homeowners Board Meeting Minutes

Saturday April 13th, 2019 Lucerne Senior Center at 10:00 am

1.) **Present at Meeting**

John McCloskey, Becky Hiss, Jim Johnson, Jim Valentine, Sarah Glenn, Celeste Feldman, Tom Atteberry, Jim Hiss, Debi Cormack, Terry Hale.

2.) **Call to Order/Opening of Meeting**

John McCloskey called the meeting to order at 10:00 am and led the members in the Pledge of Allegiance. Board members present included John McCloskey, Jim Hiss, Sarah Glenn and Tom Atteberry. John announced 4 Board members present, we have a Quorum. Debbie Pryor was absent, at a memorial.

3.) **Approval of minutes from February 2nd, 2019**

Jim Hiss made a motion to approve the Minutes from the February 2nd, 2019 meeting. Tom Atteberry seconded the motion and it was approved by all.

4.) **Minutes from Executive Meeting March 9th, 2019**

Tom Atteberry read the minutes of the Executive Meeting March 9th, 2019. Present at the meeting, John McCloskey, Jim Hiss, Debbie Pryor, Sarah Glenn and myself.

a. Crime coverage policy and the cost of the CPA audit

Debbie Pryor made a motion to accept the insurance bid from R.C. Fischer & Co for the Crime Coverage policy with a cost of \$623.00. Jim Hiss seconded the motion and all were in favor.

b. Road repair cost increase

Sarah Glenn made a motion to increase the expenditure of the Road repair items 1 & 3 from Valley Paving to a total of \$15,880.00 due to the price increase from previous proposal which had expired. Jim Hiss seconded the motion and all were in favor.

c. Lien on lot 9

Jim Hiss made a motion to spend \$500.00 more totaling \$1,250.00 to have the lien written by the Attorney. John McCloskey seconded the motion and all were in favor.

d. Docks in Parcel B

Debbie Pryor made a motion to spend \$1,000.00 for Attorney's help in writing a letter to Lysenko. Jim Hiss seconded the motion and all were in favor.

e. Budget committee review

Debbie Pryor informed the Board as to what was discussed at the Budget Committee Meeting. New expenses along with increased expenses will create an increase in the yearly dues. The Budget Committee proposed an increase in next year's Dues for Board consideration.

f. Adjournment

The meeting ended at 12:25 pm

Sarah Glenn made a motion to accept the minutes. John McCloskey seconded the motion and all were in favor.

5.) Annual Policy Statement, Powers and Duties of the Board

Jim Hiss made a motion to delete section f under article VII section 2 (f) on page 7 of 29 in the By Laws and replace it with the amended section (f) to comply with the new Civil Code rulings. Tom Atteberry seconded the motion and all were in favor.

6.) Proposed Dues Increase

Sarah Glenn made a motion to increase the annual dues to \$300.00 for 2019- 2020 year. Jim Hiss seconded the motion and all were in favor.

7.) Treasurer Report

Sarah Glenn read the Treasurer Report. I have attached the reports to the minutes.

8.) Executive Financial Sub Committee Report

Sarah Glenn reviewed December, January, February and March statements, check register and ledger and found no mistakes or discrepancies.

I have attached her reviews to the minutes.

9.) Friends and Neighbors Committee Report

Debi Cormack read the report. These cards were sent since the meeting of January 5th, 2019.

Get Well wishes to:

Bob Sullivan for leg surgery

Lorna Lawver for heart Surgery

Dave Burrows for heart stent surgery

Sympathy to:

Brenda Reyes, first for the loss of her brother and then for the loss of her father.

Just a reminder:

If you would like to have a card sent on behalf of our Kono Tayee Friends & Neighbors Committee, please contact Debi Cormack at 707 274-6680

10.) Roads Report

The Board has a signed contract to begin work on some of our roads. Valley Paving will be starting the work this summer or early fall. Crack repair on Alston, Kono, Harry and Richard Dr. extension. Road repair on Richard Dr. where it meets Richard Dr. extension. We will get a week notice as to when work will be started. Once they start members will be asked not to drive on these roads for 2 days. In order to get Richard Dr. extension seal coated the road needs to be cleared of all dirt and debris. The Board is working with

the Homeowners that own property on Richard Dr. extension to get the dirt removed and some kind of barrier to prevent any dirt or debris on the road.

11.) Thanks to everyone that helped move the Docks

On March 2nd Jim Hiss put together a bunch of people to separate the docks so they wouldn't be damaged due to the high Lake level. We would like to thank those that helped. Present that helped were: Tom Atteberry, Ron Atteberry, Darryl Didier, John McCloskey, Jim Hiss, Terry Hale, Lee Melcher, Kerry Shaver, Ross Calvert, Frank Temoke, Tom Randall, Doug Kues, Michael Kues. With everyone working together it was an easy operation. Later this afternoon we will put the docks back together. There should be a Committee established that monitors the Lake level. This way in the future when the lake reaches a certain level, the docks be separated from each other preventing any damage to them.

12.) Community Service Day - Clean Beach – Swim Buoys – Docks

April 27th will be our Community Service Day. One thing will be the removal of the Tulies on the beach. There will be Hot Dogs, potato salad, chips and water after the cleanup for those who helped.

Big Thanks to: Tony Marchese, Jim Hiss, Ross Calvert, Brenda Reyes, Joe Reyes, Debi Cormack, Janie Burch, Rachael Seiler, Abigail Seiler and Tom Atteberry. We got the beach cleaned of the Tules, leveled the picnic table on the beach, cut down the dead redwood trees in the grove, blew out debris in the rocks, sprayed the weeds in the cracks on most of the roads and painted the curbs coming down Cora Dr. The association looks a lot better with these things done. Jim Hiss cooked the hot dogs, which were very good, the potato salad, chips, relish and water were fantastic. Brenda Reyes brought some very tasty watermelon as well. All in all it was a good day with good people. Thanks again everyone. Here is two pictures of some of the happy workers.





13.) Resident's questions and comments

Weeds are growing with all the rain we have gotten this year. Weed inspection will be starting and finish by mid-May. Comment was made regarding the residence near the end of Cora Dr. is still an eyesore. Items should be removed and or stored in a fashion not visible. Comment was made regarding Parcel B being centered or opened up at the end of the canal. The problem being if the property lines are moved some property owners would lose property as others would gain. A variance was asked if it could be a compromise, unfortunately if one variance is granted then others will ask for one and would get out of control. Comment was made regarding dredging the canal. Unfortunately the estimated cost of dredging is \$150,000.00. In order to raise the money for dredging this might require a special assessment. Comment was made regarding when a member is fined. The Board needs to establish a How to pay a fine policy defined in our By Laws.

14.) Adjournment

John McCloskey made a motion to adjourn the meeting. Tom Atteberry seconded the motion all were in favor. The meeting adjourned at 11:54 am.