

April 2014

Newsletter

Homeowners Association  
of Kono Tayee



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**NEED TO REACH THE BOARD?**

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

Vice President, Mike Morarity  
(707) 769-1704 or (707) 769-0679;  
moraritysr1@aol.com

Director, Jay Greenwell  
(707) 254-7492; jaymgreen@aol.com

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

Secretary, Debi Cormack  
(707) 274-6680; ktsecretary@gmail.com

**PRESIDENT'S REPORT**

APRIL 12, 2014

Thank you to Dave Wallenstein for his informative report of the water meeting of March 8th.

As stated in the minutes of the Board Meeting, the pruning of the trees at the beach was discussed. A few people were concerned about their "winter" lake view. Over the last few summer months the Board was approached by many beach users on our pruning policy. When we have the trees pruned to the trunk they do not produce much shade until August. The Board discussed this in detail and made the decision to keep the trees at a lower height and to do pruning to form a canopy. This will take more pruning, but will still be cheaper than the major prune job. I have asked Dave Buttke to keep the beach as clean as possible.

If you, the membership, support this tree pruning policy at the beach, please send the Board a letter or e-mail so we can have it a matter of record. Your voice counts.

It seems we are missing a substantial amount of the large river rocks at the corner of the beach entrance and at the BBQ area. Mike Morarity also learned that someone observed a resident removing the stones from the grove near the treatment station with a wheel barrow.

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Replacing these items will cost our Association unnecessary funds. The stones at the KTHOA beach cost the Association \$750. If anyone sees anything out of the order, please contact the Sheriff's Office at 707-263-2690. Please get a description of the vehicle, including the plate number. You can also let me know the information so I can have a record of it.

The Board also approved a 10% dues increase. The Association has not raised the dues in about 6 to 7 years. We all know costs of insurance and other operating costs increase every year. The Board and our membership volunteers help keep the dues low by doing some work we would otherwise have to hire out.

We are having a dumpster on May 23-27 for your yard trimmings, exterior belongings and debris in general. The purpose of the dumpster is to clean up the exterior of your property, not to empty your garages or interior belongings. The dumpster was over full last year. Please do not put anything in the dumpster once it is filled to the brim. No waste oil, paint, tires, batteries, appliances, televisions, or computers.

You can make arrangements for the garbage company to pick up these items, or take them to the transfer station in Lakeport at 230 Soda Bay Road, 707-263-6400.

Last year the Greenwell Family donated the green beach chairs. The naysayers said they would not last a couple of months due to theft or abuse. I'm very happy to report we did not lose a single chair to theft or abuse. Thanks to all for your care of this asset. They get a lot of use and are appreciated by all beach goers.

On May 3, 2014, the local fire departments are putting on a Wild Fire Safety Expo day at the Jones Center at 923 Parallel Drive in Lakeport from 10 am to 2 pm. See the enclosed flier. They will have a children's bounce house, demonstrations and a vendor fair.

Thanks to Craig Courtemanche for his help in getting correct commercial fire extinguishers for our BBQ area and pier. They will be installed soon.

There have been several unauthorized people using our launch ramp. Some people I have confronted were not from Kono Tayee. Some were guests of Kono Tayee owners with no launch permit, nor was the owner present. There has been some discussion about installing a combination lock on the cable. Kono Tayee residents would be given the code as long as they have a launch permit issued by the Association. When these guests are confronted, they are not very nice and become very irritated as they believe they have the right to use the ramp because the owner said they can.

It is in our By-Laws that all users must have a launch permit or they are subject to a \$100 fine. I have stated this rule in several newsletters in the past. I approach these people very kindly and explain the rules and offer to give them a visitor's permit once I talk to the sponsor property owner, as they have some responsibility for their guests. These confrontations are not fun. I cannot always find a second person to go with me. Let me know your thoughts.

Some people think I may not be running for Board President. I have not made any decision at this time. I really do enjoy helping the community by serving you and helping to maintain and upgrade our community. We have a great Board and hope they all decide to run again. We look at the issues in detail and vote what we believe the majority supports.

During my term I have asked for comments, questions and suggestions from the membership. I get very few. Please contact me to help me do my job. The entire Board wants to hear from you the membership.

**Bob Sullivan, President Board of Directors**  
**(707) 274-2750; bobpatsull@aol.com; 7762 Cora Drive, Lucerne, CA 95458**

## ITEMS FOR SALE / WANT IN THE COMMUNITY

- ❖ Jim and Pattie Johnson have plants for sale. They are also looking for a drive-on Jet Ski dock. Contact them at 707-274-8129.
- ❖ FOR SALE: Antique 1940 vintage rattan leather (black) lounge chair with ottoman. We have two sets of matching chairs and ottoman. Need to see to appreciate the quality. We are asking \$250 a set or best offer for all 4 pieces. Call Nancy or Naish Piazza at 707-274-4439 or email us at nancy8@mediacombb.net.

## COMMUNITY ANNOUNCEMENTS

### ❖ WATER SHORTAGE

Due to this year's drought, the Community is asked to reduce water use by 10%. Here are some tips:

- Check for leaks around your home and especially in your toilet flapper and irrigation lines.
- Make sure your laundry and dishwasher loads are full, before running them.
- Take shorter showers and turn off faucets when not using them (washing face, brushing teeth, etc.).
- Reduce irrigation as much as possible, irrigate only in the morning; and **not** daily.
- Consider investing in new toilets and water-efficient appliances (clothes washer, dish washer, etc.).
- Use a water-efficient shower head and insure all your faucets have aerators.

### ❖ GARBAGE

**Convenient, weekly garbage service is available through Lake County Waste Solutions,**

888-718-4888. Their current rates are \$43.15 per quarter (\$14.38 per month), and they bill quarterly. You can also set up yearly billing (billed in the month of November or December), and receive a credit of one month's rate! Rates are subject to change. **Alternatively, the Association will keep a small amount of grey garbage bags for purchase,** for families who do not set up weekly garbage service. These bags can be purchased for \$6/bag from Debbie Pryor. Contact Debbie at 925-766-8681 or rabbitca@hotmail.com to make purchase arrangements. The Association is seeking one additional full-time resident to volunteer to sell these grey bags. If you're interested in helping, please contact Debbie directly. **Please do not use the beach community cans or other resident's cans to dispose of your garbage.**

### ❖ 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 Debi Cormack, Kono Tayee Secretary, at [ktsecretary@gmail.com](mailto:ktsecretary@gmail.com).

### ❖ ELECTION NOMINATION FORM AND BALLOT MAILING DATES

Board Election Nomination Forms for the 2014-2015 Term are included along with this April Newsletter and **must be returned no later than May 16th**. Ballots will be mailed out on May 30th and **must be returned by mail before or in hand by 10:00 AM on July 5th at the Annual Membership meeting**.

### ❖ SUNSHINE COMMITTEE

Reminder to contact Pat Sullivan if you know someone is sick or has lost a loved one. She will send a card on behalf of our Sunshine Committee. Contact Pat at 707-274-9284.

### ❖ MUSSEL STICKERS

All residents need 2014 mussel stickers for their boats and personal watercraft. Cost is \$10 per watercraft. Contact Bob Sullivan at (707) 274-2750 or [bobpatsull@aol.com](mailto:bobpatsull@aol.com) for assistance in obtaining your stickers.

## KONO TAYEE & COMMUNITY EVENTS CALENDAR

### MAY

Wildfire Safety Expo: **Saturday, May 3, 10:00 am to 2:00 pm**: The Lake County Fire Safe Council and Lake County Fire Chiefs Association are pleased to announce the Wildfire Safety Expo, held for its fifth year at Jones Center, 923 Parallel Dr. in Lakeport. Events will include firefighting demonstrations, a vendor fair, and activities for children, including a bounce house! Antique and modern fire equipment will be on display. Visit the Wildfire Safety Expo and learn what you can do to help protect your home in a wildfire. **Admission is FREE for this family friendly event!** Contact: 707-263-4180 ext.106 or visit: [http://www.co.lake.ca.us/Government/media/WildfireSafety2014\\_s1\\_p9628.htm#sthash.LJoTRx3R.dpuf](http://www.co.lake.ca.us/Government/media/WildfireSafety2014_s1_p9628.htm#sthash.LJoTRx3R.dpuf)

Community Clean-up Day: **Saturday, May 17, 9:00 am to 12 noon** at the beach area. Lunch will be served afterward. A sign-up sheet will be at the mailbox area before the event.

Community Yard Sale: **Memorial Day Weekend, Saturday, May 24 & Sunday, May 25<sup>th</sup>, 9:00 am to 4:00 pm.**

### JUNE

Community BBQ: **Saturday, June 14<sup>th</sup>, 5:00 pm** at the beach picnic area. Please bring a dish to share, and your own plates/utensils.

### JULY

4th of July Neighborhood Parade: **Friday, July 4<sup>th</sup>, 10 a.m.** Meet at the beach area. We'll loop around the neighborhood in red, white and blue decorated golf carts, strollers, bikes, scooters, dogs, etc. Or come festively dressed and walk it with us!

Annual Board Meeting: **Saturday, July 5<sup>th</sup>, 10:00 a.m.**, at the beach picnic area. Please RSVP to Bob Sullivan at (707) 274-2750 or [bobpatsull@aol.com](mailto:bobpatsull@aol.com).

Community BBQ: **Saturday, July 12<sup>th</sup>, 5:00 pm** at the beach picnic area. Please bring a dish to share, and your own plates/utensils.

### AUGUST

Community Chicken BBQ: **Saturday, August 9<sup>th</sup>, 5:00 pm** at the beach picnic area. Please bring a dish to share, and your own plates/utensils. Thank you to the Morarity Family for hosting this event!

### SEPTEMBER

Community BBQ: **Saturday, September 13<sup>th</sup> at 5:00 pm** at the beach picnic area. Please bring a dish to share, and your own plates/utensils.

Oktoberfest: **September 27<sup>th</sup> at 5 p.m.** at the beach picnic area. Sausages and beer will be provided. Please bring a dish to share, and your own plates/utensils. Thank you to the Cassin Family for hosting this event!

### DECEMBER

Christmas Party: **Saturday, December 6<sup>th</sup>**. Thank you to Bill and Lorna Lawver for hosting this event at their home, 7785 Richard Drive.

**For a listing of Lake County Events, visit: <http://www.lakecounty.com/things/Calendar.htm>**

**Minutes of Kono Tayee Homeowners Association Board Meeting**  
**Held at 7762 Cora Drive, Lucerne, Calif. 95458**  
**Saturday, April 12, 2014**

**Present at Meeting**

Board Members: (Pres.) Bob Sullivan, (Vice Pres.) Mike Morarity, (Treas.) Debbie Pryor, (Sec.) Debi Cormack, (Dir.) Jay Greenwell, (Alt. Dir.) Jim Johnson

Members: Carol Beckwith, Curt Beckwith, John Cormack, Jim Corsini, Craig Courtemanche, Becky Hiss, Jim Hiss, Ellen Lee, Ernie Lee, Lee Melcher, Marlene Melcher, Lynn Morarity, Alex O'Meara, Becky Ridgel, Pat Ridgel, Beth Shaver, Kerry Shaver, Pat Sullivan, Irene Tenca, Dave Wallenstein

**Call to Order/Opening of Meeting**

Pres. Bob Sullivan called the meeting to order at 10:00 AM, welcomed those in attendance, and led the Pledge of Allegiance. With all board members present, he also announced that we had a quorum.

**Minutes of Previous Meeting**

Jay Greenwell made a motion to approve the minutes of the January 11, 2014 board meeting, seconded by Mike Morarity. Minutes were approved as written.

**Treasurer's Report**

Debbie Pryor gave the current financial report. The total in all accounts is \$78,606.00, with \$7106.00 in checking, \$266.00 in cash, and \$71,499.00 in reserves as of March 31, 2014. (Account balances and banking summary are attached to the minutes as well as the proposed budget and reserves study). The major expenses during the period from January through March were for tree trimming, storm damage cleanup and repairs, and canal dredging. With the \$7000 left in the checking account, Debbie expects that we should be able to finish up the year with what's there. A motion was made, seconded, and approved for acceptance of the report.

Debbie also gave a report on the Budget Committee meeting held on March 22, 2014. Committee members Craig Courtemanche, Jim Hiss, Tony Marchese, Debbie Pryor, and Bob Sullivan were all in attendance to discuss the reserves study and proposed budget for fiscal year 2014-2015.

2014-2015 Reserves Study: In past years, line items were increased by 3% per year. They were only raised 1.5% this year. Canal dredging on a bi-annual basis was increased from \$4500.00 to \$5000.00. We are at 51.68% of reserves account funding. The goal is to keep increasing the funds yearly to eventual full funding. The projected funding deposit for this year is \$14,000.00.

Proposed 2014-2015 Fiscal Year Budget: Insurance costs have gone up for the past 3 years.....this year up 10%. Many residents opting to receive communications by e-mail has cut down on postage and mailing costs significantly. Mandatory election mailings remain the largest expense in that area. It was agreed to increase Dave Butke's cleanup services and the fees for that from \$165.00 to \$200.00 monthly. A proposal and vote was taken to increase our annual dues by 10%. This will increase the budget by \$2928 annually. It was approved 3-2 (with Craig, Bob, and Debbie voting yes - Jim and Tony voting no) and recommended for acceptance by the board at the April meeting.

A motion was made by Bob, seconded by Mike, and unanimously approved by the board to accept the committee's recommendation for the 10% dues increase from \$240 to \$264.

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## **President's Report**

### A. Lake County Updates

Kono Tayee is on front page of current Lake County Destinations Magazine. Bob has requested 100 copies for distribution. Konocti Harbor Resort sale was extended until the end of May for permits, zoning, etc. but continues toward eventual completion.

### B. Canal Committee

At the January 11<sup>th</sup> meeting, Jim Hiss and others requested the formation of a Canal Committee to explore a long-term plan for the canal issues. Bob appointed himself, Dean Carlson, and John McCloskey to the committee. They will explore options, talk with county agencies and hydrologists, get bids, etc. and will report back to the board. Residents will be kept informed and at some point there will be open meetings about the issue after the committee has done the research.

### C. Condition of Launch Ramp and Canal

Lake level is at 2.47 Rumsey and will lose 3 ft. to normal evaporation. The ramp will be monitored and there is the possibility it could be deemed unsafe and need to be closed at some point. Use caution when launching. The public ramps may still be useable if ours is closed. As for the canal, a county storm drain on Cora plugged up and then during a recent storm let go and moved dirt into the canal. The committee will be exploring the issue. The dredging company will also be called back to report their activity to the county and take care of any issues they didn't address at the time of the dredging.

### D. PG &E Update

They are in the process of replacing all of our transformers. There are still loose wires that need to be fixed so they don't hit each other during winds causing outages. Bob is working with PG&E on that.

### E. Theft Reports

A recent firearm theft from a Richard Dr. residence (no break-in evidence) and an earlier break-in and things missing from outside on 2 Cora Dr. residences were reported. Residents are urged to keep an eye out for each other and any suspicious activities.

### F. New Owners

187 Harry Way was purchased by Roger and Synoia Olson from Kalispell, Montana. Ownership of 7805 Richard Dr. was taken over from his parents by Todd and Stephanie Marshburn. There are several homes for sale, the newest on Milos Court listed @ \$625,000.

### G. Shed Replacement

There is \$3200 set aside in the reserves for the replacement of the old shed, which has rats, holes, dry rot, etc. An approx. bid of \$3000 was obtained from a contractor and talks with a shed company produced an initial bid of \$3200, which could be lower with further talks. No decision has yet been made.

## **Architectural Committee Report**

Bob Sullivan reported that the committee is doing on-going inspections and working with part-time property owners for extra time to get things done if they aren't here on a regular basis. Recent rains resulted in huge weed growth both in yards and on canal banks. Property owners will be notified about the need to clean up land-based weeds. Approvals have been made for decks, roofs, etc.

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### **Water Committee Report**

Dave Wallenstein reported that a drought informational meeting was held with representatives from Special Districts at the Piazzas on March 8<sup>th</sup>, during which they gave out conservation tips and free devices, answered questions, and presented their drought plan. He then gave a report on updates since that meeting. With one of the driest winters on record, we are in Stage 1 of the drought plan, which are voluntary reductions in water use of 15% over last year. So far we are meeting that goal as a community and are fortunate to have one of the strongest wells in the system. The problem will be late Fall or next year if the drought continues, so there is still the need for continued conservation by everyone. Although the well level came up about 2 feet with recent rains, we are down about 3 feet from the same period last year. One of the redwood tanks is well along in the process of being replaced. Concrete was poured last week and inspections done. The cost is well over \$300,000, which is paid for through the water rates in our district.

### **Election Committee Report**

Pat Ridgel reported that the Nomination Forms will go out with the April newsletter to be returned no later than May 16<sup>th</sup>. Ballots will be mailed out on May 30<sup>th</sup> and must be returned by mail before or in hand by 10:00 AM on July 5<sup>th</sup> at the Annual Membership meeting. Votes will be counted during the meeting by Pat and Becky Ridgel with Carol and Curt Beckwith's help and the results announced.

### **Social Committee Report**

Summer BBQ Dates: June 14<sup>th</sup> BBQ, July 12<sup>th</sup> BBQ, August 9<sup>th</sup> Chicken-Que hosted by the Moraritys, September 13<sup>th</sup> BBQ, and September 27<sup>th</sup> Oktoberfest hosted by the Cassins. All are at 5 PM at the beach picnic area.

Spring Celebration Sunday April 27<sup>th</sup> at 2:00 PM hosted by Marlene and Lee Melcher at their home, 7883 Cora Dr.

4<sup>th</sup> of July Parade: Friday, July 4<sup>th</sup> - Starts at beach area at 10:00 AM

Christmas Party: Saturday, December 6<sup>th</sup> hosted by Bill and Lorna Lawver at their home, 7785 Richard Dr.

### **Sunshine Committee Report**

Pat Sullivan reported that Get Well cards were sent to Robin Greenwell for shoulder surgery, Gary Fugit in hospital, Pearl Ochoa for hurt neck and shoulder, Mike Otto for hip replacement, and Naish Piazza for neck surgery. A Thinking of You card was sent to Wanda Hanke while she was in a nursing home and a Sympathy card to her family at her passing.

### **Old Business:**

Jay Greenwell made a motion to approve his previous proposal for bringing in a 30 yard dumpster @ \$637 over Memorial Day weekend for community cleanup like we did last year. Mike Morarity seconded and it was approved for May 23-27<sup>th</sup>.

### **New Business**

Mike Morarity reported a scam alert about a company called FRS claiming to do research for getting out of needing flood insurance. They charge \$100 to \$200 for information they and you can get for free from public records. It's a waste of money.

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## **Announcements**

Community Clean-up Day is Saturday, May 17th from 9 AM to 12 noon at the beach area. Lunch will be served afterwards. A sign-up sheet will be at the mailbox area before then.

Election Nomination Forms will go out to be returned no later than May 16<sup>th</sup>. Ballots will be mailed out on May 30<sup>th</sup>.

Community Yard Sale is Saturday, May 24<sup>th</sup> and Sunday, May 25<sup>th</sup> from 9 AM to 4 PM both days. A dumpster will be in place that weekend as well from May 23 to May 27 for community clean-up. To avoid some of the problems from last year, it will be helpful if residents will neatly stack their items into it.

Annual Membership Meeting is July 5<sup>th</sup> at the beach picnic area at 10:00 AM. Election ballots will be counted and results reported.

## **Resident's Questions, Input, and Comments**

The major topics of concern were "Foley's Corner", the roads, the canal, the launch ramp, the shed, and trees at the beach.

"Foley's Corner": In answer to Dave Wallenstein's question, the corner was cleaned up by owner Anita McClary and will be kept maintained.

Roads: John Cormack asked about the roads. Bob stated that the Road Committee wants the county to look at the cracks, water coming up under them, and see about details of having the county repair the roads with overlay. Cracks are regularly sprayed for weeds.

Canal: In answers to questions from Naish Piazza.....It is the intention of the current board to keep the canal open all year, if possible. And from Jim Hiss - Special meetings and public hearings will be held for a long-term plan for the canal issues. Members will be kept informed.

Launch Ramp: There were concerns about the launch ramp with lower lake levels caused by the drought from The Shavers, The Beckwiths, Alex O'Meara, and Dave Wallenstein. There was no clear solution, but it was pointed out that suggestions for more rocks or concrete each had problems of their own because of the steep drop-off and permits being hard to get. There was also a suggestion for getting a diver to measure depth of canal, launch ramp, pier pilings, etc. to identify and address problems. If there are problems with non-residents using our launch ramp, there was discussion of putting a lock on the chain across it so only residents can access it.

Shed: In answer to Becky and Jim Hiss's question, Bob stated that the plan for the new shed calls for a wider and narrower one to gain room of about 5 feet and located in a different area. It was discussed that Tuff-Shed might be the better option as it has a galvanized frame more durable than wood.

Trees at Beach: There were questions from Tony Marchese, Curt & Carol Beckwith, and Pat & Becky Ridgel concerning their lake views and leaf clean-up from the beach trees versus the current board's policy of pruning them into a low and wide canopy for shade. Bob answered that views and tree heights are not addressed in the CC&R ordinances.....only house levels. The tree policy was put in place because there are many more people using the beach now and the majority of people want shade.

Bob thanked everyone for coming and appreciated all of their orderly input.

## **Adjournment:**

A motion for adjourning the meeting by Mike Morarity and seconded by Debbie Pryor was approved and meeting adjourned at 11:15 AM

Respectfully submitted by Debi Cormack, Secretary





# WILDFIRE SAFETY EXPO

**Saturday - May 3, 2014**

**10 a.m. to 2 p.m.**

**The Lake County Fire Safe Council and Fire Chiefs Association  
Present the Fifth Annual**

## **Wildfire Safety Expo**

**Location: Jones Center, 923 Parallel Dr.  
Lakeport, CA**

***Information on how YOU  
Can protect your family and home during a wildfire!***



***Plus***

- Vendor Fair**
- Kid's Bounce House**
- Fire Fighter Demonstrations**
- Fire Safety Information Booths**
- Landscaping Tips**
- FREE PRIZES!**

**Protect your home. Create defensible space.  
Be Firewise and Fire Safe!**

