



**KONO TAYEE HOMEOWNERS ASSOCIATION
BOARD MEETING
Minutes
Via Google Meet
August 10th 2024
9:00 AM**

1. Present at the meeting

Board Members

(Pres.) John McCloskey (Sec.) Tom Atteberry (Treas.) Debbie Pryor (Vice Pres.) Todd Marshburn (Dir.) Larry Oreglia

Members

Jim Hiss, Pat Ridgel, Brenda Reyes, Doug Kues, Celeste Feldman, Debi Cormack, Diane Ayala, Ken Gehrkins, Hueling Lee.

2. Call to Order

The meeting was called to order at 9:01 am. Pres. led the members in the Pledge of Allegiance. Pres. announced we had a Quorum.

3. Approve revised minutes from March 9th, 2024 Executive meeting

The Sec. read the revised minutes.

The revision was regarding ADU's and JADU's;

“Discussion of ADU's and JADU's

Reference CC&R's Article II Section 2.04 DELEGATION OF USE. “29”

(a) (i) (ii) (A) (B) (C) (b)

CC&R's Article VI Section 6.04 CONVERSIONS TO ADU'S OR JADU'S

(a) (b) (i) (ii) (iii) (iv) (v) (c)”

Pres. made a motion to approve the minutes. Sec. seconded and all were in favor.

4. Approval of minutes from July 3rd 2024 Executive meeting

Sec. read the minutes.

The Board discussed properties that are merged into one lot. If a lot has a dwelling overlapped onto an adjacent lot, it is considered as one lot with one assessment and one vote. When a lot is considered a buildable lot, even if it's merged with the county, it will have an assessment and one vote. When a lot is less than 6,000 sq. ft., it is not considered a buildable lot. The Board all agreed going forward we will continue with the assessments as stated in our current documents, draft a letter and present it to the member in concern stating our position in the matter.

The Board discussed the feedback we received from the members regarding the restated documents. There were 6 residents who submitted 46 comments. The Board agreed most of the comments were valid and items need to be changed.

The meeting was adjourned at 2:50 pm

Vice. Pres. made a motion to approve the minutes. Sec. seconded and all were in favor.

5. Approval of minutes from July 6th 2024 Board meeting

Pres. made a motion to approve the minutes. Dir. Seconded and all were in favor.

6. Treasurer Report

Treas. read the report. I will attach the financials.

Income: Annual Dues and Interest on two accounts

Expenses: Briquets for BBQ's, Encroachment fees, Landscape, Office Supplies, Postage, Electricity and water.

Treas. made a motion to transfer \$10,000.00 to our Reserve Account to cover future expenses. Pres. seconded and all were in favor.

7. Finance Subcommittee Report

Vice Pres. read the report.

Everything balanced and looks good.

8. Approve Revised Fine Schedule and signature page

Our Annual Policy Statement has an outline in the Operating Rules what the Board's procedure is for a violation. Vice Pres. made a motion to adopt and approve the fine schedule. Pres. seconded and all were in favor.

The fine schedule and signature page will be added to our current documents, the APS and in the restated documents.

9. Discuss merging lots

In our current CC&R's it talks about merged lots and it reads;

8.- The Corporation shall have the power from time to time.

a) To levy special assessments against each building site. "Building site" is hereby defined as being

any *lot* shown on the Kono Tayee Estates map, with the exception of Lots 63 and 64 and the area reserved for Homeowners facilities. If a dwelling occupies one lot and a portion of an adjacent lot the parcel will be considered as only one building site subject to one assessment and entitled to only one vote.

A dwelling is defined as a house or other place of residence.

There is a member that feels with their merged lots they should get reimbursed for wrongful billing. The Board's position is even though they are merged, they do not qualify for only one assessment due to the lack of a building on the lots. The Board does feel a clearer description of merging lots and its qualification for assessments to be in the restated documents.

10. CC&R's and By-Laws Discussion

There was continued discussion and feedback on the Association documents. (Bylaws & CC&Rs) Specific notes (feedback and changes) were captured on individual items in the [feedback spreadsheet](#). We will continue to review and discuss each comment submitted and follow-up with a response. All comments and responses will be shared with the community which will be followed by another open discussion at a future meeting.

11. Open Discussion

The mailbox area repairs, Lake Engineering is drafting some drawings so it can be put out for bid.

12. Adjournment

Pres. made a motion to adjourn. Vice Pres. seconded and all were in favor. The meeting adjourned at 11:47 am.