



Kono Tayee Home Owners Virtual

Board meeting Minutes

January 20th, 2024

9:00 am

1. Present at the meeting

Board Members

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

Members

Jim Valentine, Terry Howery, Celeste Feldman, Debi Cormack, Terry Hale, Jim Hiss, David Kerner, Diane Ayala, Mary Lou Milbourn, Rich Cassin.

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.

1. Approve minutes from December 2nd, 2023 Board meeting

Pres. made a motion to approve the minutes from December 2nd, 2023 Board Meeting.
Vice Pres. seconded and all were in favor.

2. Approve minutes from December 12th, 2023 Executive meeting

Sec. read the minutes.

Present at the meeting:

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

(Sec.) Tom Atteberry

10:09 am the meeting started.

Pier Contract

Scott Barnett hasn't replied to the emails and a member mentioned that Scott didn't want to do the demo work for the HOA. We will need to have JDM Construction do the demo work for the HOA.

Pres. made a motion to have JDM Construction do the demo work. Vice Pres. seconded and all were in favor.

We will get the permit application started, hopefully approval will be after the holidays. JDM Construction will start work once the permit is approved in January.

Meeting adjourned at 10:26 am.

Pres. made a motion to approve the minutes from the December 12th, 2023 Exec. Meeting. Treas. seconded and all were in favor.

3. Treasurer Report

Treas. read the report and the financials will be attached to the minutes.

Income: for December was a late fee & interests from a delinquent homeowner

Expenses: Office Expense (Paper), PG&E, Landscaping, Water & Sewer and Professional Services.

Treas. made a motion to move \$10,000.00 from our Checking into our Money Market. Vice Pres. seconded and all were in favor.

4. Financial subcommittee report

Vice Pres. read the report. He reviewed the financials the Treas. sent out and everything balanced. He thanked the Treas. for sending them out each month in a timely matter.

5. Discuss Financial Planning

Vice Pres. spoke regarding our last Executive meeting discussing a better way to earn money in the HOA accounts. The Pres. and the Treas. met with the Strong Financial group. Jennifer Strong shared three examples of ways to earn money on our balance in the reserves. Investing our funds to make a higher rate of return, another was to put it in a higher interest savings account or not to do anything. E*TRADE doesn't accommodate business accounts, for individuals only. The Vice Pres. found a Banking Institute, which are FDIC Insured, with about a 4% return that works with businesses. He will inquire more with them to be presented to the Board at an Executive meeting.

6. Create Google Meet Account

The Board discussed getting a Google Meet account with a cost of \$120.00 a year. The Vice Pres. said we could continue using his business account, so there isn't a need at this time.

7. Welcome Basket

Since the last meeting the Welcome Basket Committee has changed the verbiage as we requested. Decision was to just list Chairperson for each Committee. Going forward the Treas. will advise the committee when a house or lot is sold, so they could welcome the new member.

8. New Rules and Regulations

The Board discussed the restated CC&R's, By-Laws, Rules and Regulations the Attorney drafted. We as an HOA need to have all of our documents in accordance to the Law. In our current Documents, amending the CC&Rs requires a 2/3rd vote from the members, the By-Laws can be amended by the Board with a majority vote.

The CC&R's and By-Laws that the Attorney drafted, there are 3 changes made since the draft dated 2022. The date on the docs 2024, members vote only needing 51 percent to amend the CC&R's and the By-Laws. With a majority vote the Board can amend the Operating Rules. The Attorney also helped with a more definitive example of violations in the Fine Schedule which is in the Rules and Regulations.

The Secretary will be sending out the restated CC&R's and By-Laws the Attorney drafted, by February 1st, 2024 for the members to review. We will have an open meeting in mid to late February for discussion on them. An approximate date of March 15th, 2024 secret ballots will go out for voting to adopt the new CC&R'S and By-Laws.

The Board needs to have an up-to-date signed consent form allowing them to send documents electronically to the members. The Secretary will be sending out this Consent Form to be filled out and returned by the member.

9. Architecture Committee Report

Since the last report, there have been 18 applications, all were approved and completed. As we all know rain helps weeds grow, so in April the Committee will draft a reminder letter for the Secretary to send to the members. Declaring an inspection date, the Architectural Committee will perform its annual inspection.

10. Weed Spraying

A second company, locally, that does Aquatic Weed Spraying has given a quote which is less than the previous year. We will ask for a breakdown on the costs, separating the HOA property and the Canal Banks. There will be further discussion at an open Board

Meeting to determine if and how the cost should be split with the Canal members and the HOA.

11. Canal Committee Report

There still is a berm at the mouth of the Canal. With the winter storms, more sediment will build up at the mouth. The lake is at 4-foot Rumsey currently. With more rain expected to come, the lake hopefully will be full. The permits have expired. Reference December 10th, 2022 Board meeting item 3.

However, the permit allows the work to be done during very low lake conditions and a dry canal. A new permit will be required when the lake and canal levels are higher, to prevent any spoils going into the lake.

12. Pier Committee Report

The Pres. signed the proposal JDM Construction submitted. We have an approved permit from the Planning & Building Dept. JDM Const. should start work in February. Depending on the lake level, work may take one week to complete.

We need to keep a watch as the lake rises that the docks don't get trapped under the walkway. If needed volunteers will be asked to disassemble them, as in previous years, and move them into the canal.

13. Friends and Neighbors Committee report

These cards were sent to our Kono Tayee Neighbors since the meeting of December 2nd, 2023.

Thoughts of Sympathy to:

Brenda Reyes for the loss of her sister

Bob and Pat Sullivan for the loss of their son

Get Well Wishes to:

Gerry Woodall for injuries suffered in an accident

With wishes for a Happy New Year to ALL our neighbors!!

14. Adjournment

Pres. made a motion to adjourn. The Sec. seconded and all were in favor.

The meeting adjourned at 10:25 am.