



Kono Tayee Home Owners Board Meeting Minutes

July 2nd, 2022 10:00 am

Beach Area

1. Present at the meeting

Tom Atteberry, Terry & Alice Howery, Earl & Diane Pierce, John McCloskey, Larry Oreglia Jr, Mike & Judy Braley, David Wallenstein, Ernie Lee, Tony & Sarah Glenn, Tony Marchese, Pat & Becky Ridgel, Chris & Vieno LeGue, Doug & Mary Lou Milbourn, Celeste Feldman, Todd Marshburn, George & Natalia Krishpinovich, Ross Calvert, Sandra Vogel and Debi Cormack.

2. Call to Order

The meeting was called to order at 10:03 am. John McCloskey let the members in the Pledge of Allegiance. The board members attending, John McCloskey, Todd Marshburn, and Tom Atteberry. Debbie Pryor had a situation come up and Jim Valentine was sick. John announced we had a Quorum.

3. Call for Inspector to count votes

Mike Braley declared we have a quorum of ballots, 67 ballots returned.

4. Approval of minutes from April 16th, 2022 Virtual Board meeting

John McCloskey made a motion to approve the April 16th, 2022 Board meeting minutes. Tom Atteberry seconded and all were in favor.

5. Minutes and Approval of Executive meeting May 7th, 2022 & May 23rd, 2022

Tom Atteberry read the minutes from both meetings.

The May 7th meeting started at 9:07 am in regards to the Contract for the Pier. All Board members were present.

The pier is encroaching on a setback line creating a problem and the walkway is not stable, swaying and requiring repairs.

We discussed the Mendo Lake Engineering proposal for design work of the pier. Rebuilding of the existing pier or reducing it to minimize the cost. The Board decided to wait and see what the Planning Dept. and Water Resources will require us to do.

Tom Atteberry made a motion to adjourn the meeting. John McCloskey seconded and all were in favor. The meeting was adjourned at 9:35 am.

The May 23rd meeting started at 9:02 am in regards to the Contract with Mendo Lake Engineering. John McCloskey, Todd Marshburn, Debbie Pryor and Tom Atteberry were at the meeting.

The Board discussed the drawing from Water Resources showing how the pier is encroaching on the setback. The south side of the pier encroaches into the 10ft setback. We have two options, either shortening it becoming a stubbed T shape or removing that side making it into an L shape. We will also have to apply for a special variance to Lake County Planning to grant us the length of the pier in relation to the -10ft Rumsey ruling.

Tom Atteberry made a motion to hire Mendo Lake Engineering to make structural and site plans to transform the pier into an L shape to conform to the setback. John McCloskey seconded and all were in favor. The meeting was adjourned at 9:50 am.

John McCloskey made a motion to approve those minutes. Todd Marshburn seconded and all were in favor.

John discussed the site plan we got from the Engineer shows we are 62.5 feet past -10ft Rumsey and within 1 ft. of the property line. So we will need to remove at least 10 ft. from the west end of the pier to be in compliance.

John met with Scott Webb and William Fox from Water Resources. Verifying at the end of the pier we are -29ft Rumsey. They said they would not be able to issue any permits until we were granted the variance.

If you would like a copy of the Pier site plan from Mendo Lake Engineering please let the secretary know and a copy will be sent to you

6. Treasure Report

Tom Atteberry read the report. Everyone will get a copy of the Banking Summary and the Account Balance.

2022-2023 Dues

Our dues have been approved by the Board to be increased by 10% (\$30.00) so our current dues will be \$330.00. Notices will be mailed out within the next few weeks.

Please attempt to mail your dues in early to avoid the expense of mailing 2nd notices which costs your Board extra time and money to do this.

7. Financial Subcommittee Report

Todd Marshburn stated everything balanced and Debbie is doing a great job as Treasurer.

8. Updating By-Laws Forms and Rules

John McCloskey stated we need to work on our CC&R's, By-Laws and Rules to comply with the new laws. Our current Attorney is too busy to help us with this and she referred us to a firm in Sacramento. John will have a preliminary consultation July 21st with BPE Law Group. Any changes that would need to be done will require a vote from the Members. In order for it to be approved we need 83 votes in favor of the change.

9. Friends and Neighbors Report

Tom Atteberry read the report.

These cards were sent since the meeting of April 16th, 2022

Get Well Wishes to:

Lola DeGoeas for health issues and tests

Celeste Feldman for knee replacement

Dale Burch for health problems

Congratulations to:

Jim Valentine for his recent retirement and welcome as a full-time resident

A big WELCOME is extended to all who are new to the neighborhood! In the case of new "full-timers", we hope you'll love your new Lake Life..... And to others, hope you enjoy your new "home away from home"!!

Also, a big THANK YOU to all of the volunteers who keep our community a nice one. From the Board members to Committee members to those who do special projects, your efforts are very much appreciated!

Note: If you know of a neighbor who is ill or has lost a loved one and would like to have a card sent on behalf of our community, please contact Debi Cormack at 707 274-6680

10. Residents Questions and Comments

Comment: Any idea how long the pilings for the pier will last?

Answer: The pilings need to be inspected by a diver to determine their condition.

Comment: What is being done about the Yellow house next to the picnic area?

Answer: Some work has been done but there is still more that needs to be addressed.

Comment: Will we be able to have more overnight dock parking?

Answer: With the new code of -10ft Rumsey we will be lucky if we get the variance but they won't allow us to extend the dock for additional parking.

Comment: Has the pier taken precedence over the canal desilting?

Answer: No it hasn't. The deepest they will allow us to desilt the canal is -2ft Rumsey. Most of the canal is at -2ft Rumsey with the exception at the end. We are working to see what we can do. The time frame in which we can work in the canal is from Oct. 15th through Dec. 31st.

Comment: Any discussion about extending the boat ramp?

Answer: Water Resources is doubtful a concrete extension would be permitted, which is why we put the steel plate in. When the lake gets down to -3ft Rumsey, we could make a concrete slab push it down and set it in place, but it is doubtful we would get a permit for that. A member which is a retired Engineer will draw up some plans to be submitted to the County for an extension of the ramp.

Comment: The steel plate is becoming very slippery. Could we install a perforated steel plank to get more traction?

Answer: It would help but after it's been in the water it will collect algae making it slippery as well.

Comment: About 10 years ago a member interviewed people about the history of Kono Tayee. Included video and audio. It was loaned out but never returned. Could we try and retrieve it?

Answer: If anyone knows where it is please come forward so we can share it with our members.

Comment: Can we establish a date for the 4th of July Parade?

Answer: It isn't an HOA promoted party. If a member wants to take care of setting things up for the parade that is fine. It doesn't matter to the Board which day it is held

on. After discussion a proposal was made that every 4th of July there will be a parade starting at 10 am near the beach area.

11. Election Results

Mike Braley read the results.

We had 67 ballots returned with 0 spoiled ballots.

John congratulations President

Todd congratulations Vice President

Tom congratulations Secretary

Debbie congratulations Treasurer

Larry congratulations Director

Jim congratulations Alternate Director

John thanked Mike for being the head of the Election Committee and Mike thanked his crew that helped.

12. Adjournment

Tom Atteberry made a motion to adjourn the meeting. John McCloskey seconded and all were in favor. The meeting was adjourned at 10:58 am.