



Kono Tayee Home Owners Board Meeting

Minutes

December 2nd, 2023

Google Meet 9am

1. Present at the meeting

Board Members

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

Members

Terry & Colleen Hale, Jim Valentine, Mary Lou Milbourne, Sarah Glenn,

2. Call to Order

The meeting was called to order at 9:04 am. Pres. led the members in the Pledge of Allegiance. Pres. announced we had a Quorum.

3. Approve September 23rd, 2023 minutes

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

4. Treasurers Report

Treas. Read the report. The financials will be attached to the minutes.

Income: As of today, all homeowners' dues are collected in full with a handful of late fee's, interests and expenses we incurred in mailings.

Expenses: From Sept, Oct & Nov we paid all our Insurance Premiums, Encroachment Permit, Maintenance including Beach Tree's, Inspection for Asbestos on the Pier,

Postage, Printing, Professional Fee's, Tax Preparation, Trash Pickup, Utilities (PG&E and Sewer & Water) and a balance due on our existing website.

I reviewed the transferring of our funds into E-Trade account and still, I personally am not comfortable with on line banking with the HOA Funds. I checked with Chase on CD accounts, and yes, there interests are low but better than our money market. I contacted our accountant who does our taxes and asked them if they had any ideas and she recommended a lady at Strong Financial Network to discuss our options and safety of our funds.

5. Financial Subcommittee Report

Vice Pres. read the report. Everything balanced and looks good.

6. New Rules and Regulations

Pres. mentioned that an ADU and JADU have been legal for awhile now. We do not have anything in our documents declaring these types of rentals and any restrictions of them. Our documents state that any rental requires a Tenant Notification form to be filled out and sent to the ktsecretary. Currently there is several properties rented without one of these forms returned. These renters are using our amenities without a written document showing they understand what they can or cannot use. Example is overnight docking of their boat with the overnight docks, which a renter is not allowed. Also parking on neighbors undeveloped lot creating more than allowed vehicles per our documents. There is a limit of rentals in an HOA of 25%. When the forms are not received by the HOA, we have no idea of how many there actually are. Suggestion of allowing a 30-day time period to submit a form, after the 30-day time period follow "The General Process for Rules Violation". The Board will review the "Fine Schedule and present it at the next Board meeting. Discussion of utilizing the "Boat Pass" again with stickers. Identifying if resident or not.

How will the Board handle these situations. Should they be added to our fine schedule?

7. New Pier Contract

We need more information from Barnett in order to get the work done. We may have to contract the work to JDM Construction, a higher price, since Barnett is reluctant to reply.

8. Canal weed spraying

In 1998 an Advisory Committee generated a document, conflicting with our By-Laws and CC&R's. The 1998 Board adopted the conflicting language regarding weed control in the canal. When the rewriting of our documents is done the verbiage will be corrected. A

committee member will contact the company doing the treatment to verify the cost for next year and the possibility of only treating Parcel B verses the whole canal. Weed control in the future may be limited to only pulling the weeds verses spraying or chemicals. Downstream the impurities are difficult to purify for agriculture or human consumption.

9. Tree work approval

There is tree work need in Parcel A, mailbox area.

The Sec. asked AVR Tree Service for an estimate to take down a small dead Fir tree, removal of 1 large broken Eucalyptus limb, disposal of small tree on the ground, side trimming of small Oak tree for hwy view safety and removal of 1 large fallen Eucalyptus tree. All brush and wood to be disposed of, and the Fir stump low cut via chainsaw.

Estimate from AVR Tree Service is \$1,800.00.

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

10. Welcome Baskets

The committee presented a Welcome Basket for new members. It is very well done, we did ask for some corrections.

Vice Pres. made a motion of a limit of \$300.00 per year for 10 baskets. Pres. seconded and all were in favor.

11. Friends and Neighbors Report

Sec. read the report

These are the cards sent to Kono Tayee neighbors since the meeting of September 23rd, 2023:

THOUGHTS OF SYMPATHY TO:

Diane Ayala for the loss of her brother, Dale

THINKING OF YOU TO:

Brenda and Joe Reyes for her daughter's serious illness

Bob and Pat Sullivan for their son's serious illness

GET WELL WISHES TO:

Mary Gehrkins for knee surgery

WELCOME GREETINGS TO OUR NEW OWNERS OF 2023:

Danielle and Luis LaNoire

Bryan and Tracy Newman

Gordon and Cherie Ford

David and Jayne Kerner

Deborah Baker

WELCOME AND CONGRATULATIONS TO:

Natalia Kimbrel & Family to welcome them as new full-time residents and congratulate them on the birth of our newest little neighbor, Hunter.

The proposed Welcome Baskets for new members were beautifully designed by Brenda Reyes and created with the help of Colleen Hale and myself as members of the new Welcome Subcommittee. They are now awaiting approval by the Board before being given to new owners as they arrive here in Kono Tayee.

Please remember to contact Debi Cormack at 707 274-6680 if you would like to have a card sent to a Kono Tayee neighbor on behalf of our community.

12. Adjournment

Pres. made a motion to adjourn the meeting. The meeting was adjourned at 10:29 am.