



## **Kono Tayee Home Owners Virtual**

### **Board meeting Minutes**

**January 21<sup>st</sup>, 2023**

**9:00 am**

**1. Present at the meeting**

Tom Atteberry, John McCloskey, Debbie Pryor, Pat Ridgel, Todd Marshburn, Terry Howery, Larry Oreglia, Jim & Becky Hiss, Brenda Reyes, Janie Burch, Jeanne Wallenstein, Ross Calvert, Colleen Hale, Mary Lou Milbourn, Jim Goudreau, Ken Gehrkens.

**2. Call to Order**

The meeting was called to order at 9:03 am. John McCloskey led the members in the Pledge of Allegiance. The board members attending, John McCloskey, Todd Marshburn, Debbie Pryor, Larry Oreglia and Tom Atteberry. John announced we had a Quorum.

**3. Approve minutes from December 10<sup>th</sup>, 2022 Board meeting**

John asked if a Board member disapproves of the minutes. No disputes, so John made a motion to approve the December 10<sup>th</sup>, 2022 minutes. Debbie seconded and all were in favor.

**4. Approve minutes from December 18<sup>th</sup>, 2022 Executive meeting**

Tom read the minutes.

**1. Contract with R&B Pest Control**

R & B Pest Control will have 6 men with shovels and wheel barrows excavating the soil from the mouth of the canal down to a -2' Rumsey. Building up the banks along each seawall at the mouth with the soil and filling

and placing the filled burlap bags to secure the coir mat along the banks. If time allows, they will also fill in the area by the culvert that has washed away. They are estimating it will take 3 days at 8 hours per day with \$50 an hr. per man. Possibly may take an extra day to complete.

- 1.) R & B Pest Control \$9,600.00 (Maximum cost)
- 2.) Purchase Coir mat ( 1 roll 13'w x 165') from White Cap Supply - \$459.92 incl. tax
- 3.) Purchase Empty Burlap Bags (200 bags) from White Cap Supply - \$518.63
- 4.) Blue Room (portable bathroom) \$150.00
- 5.) 12" x 20' corrugated pipe to extend culvert drain \$400.00
- 6.) 4' x 225' coir mat \$160.00 incl. tax

Debbie made a motion to hire R & B Pest Control to excavate the mouth of the canal not to exceed \$12,000.00. John seconded and all were in favor.

John made a motion to approve the Executive meeting minutes December 18<sup>th</sup>, 2022. Tom seconded and all were in favor.

Since the meeting the rains have been heavy and raised the lake level making it impossible this year to do anything. So we have not spent any money as yet excavating the canal.

## **5. Treasurer Report**

Debbie read the report and I will attach the Bank statement and the Accounting Summary.

Current Balance in our Chase Business account as of 12/31/22 \$ 12,193.73

Current Balance in our Chase Reserve (MM) account as of 12/31/22

\$137,413.56

OVERALL TOTAL IN ACCOUNTS \$149,607.29

Since our last zoom meeting in Nov.

### **EXPENSES:**

Balance Due on Ramp Repairs \$401.67 Landscape Maintenance \$400.00,

Vegetation Spraying \$515.00

Professional Fee's \$3,765.00 and Water & Sewer Bill \$176.20

### **INCOME:**

Interest on Reserve Account

**6. Financial subcommittee report**

Todd read the report and everything looks good.

**7. Approve additional funds for future Attorney bills**

Debbie spoke in regards to the attorney the HOA hired, Kyle Sproul Trust Law Firm, to help us in the rewriting of our documents. His firm has gone over the documents and made suggestions to have them in line with the current laws. So far, his bill is \$3,765.00. Debbie made a motion to approve the payment of \$3,765.00. John seconded and all were in favor.

There will be more expenses as we work on restating the documents and trying to get the yellow house to comply to our Rules.

John made a motion for this year and next year to fund the Restating of our Documents with a limit of \$10,000.00. Larry seconded and all were in favor

**8. Restating Documents Committee report**

Larry read the report.

The committee is having difficulty not knowing what legally can be done.

Suggesting the Attorney help and give us guidance.

John suggested the Rules and Regulations be sent out with the minutes so the members can review them and give feedback as to what their concerns are. Example is boat docking time limits, shortening from 7 days to possibly 3 days.

The Board would like to hold a meeting at the Lucerne Senior Center. The discussion would be "Restating the Rules and Regulations". It will be an Open meeting along with a Zoom capability. The existing R & Rs are lacking any disciplinary actions in several areas. The meeting should last 2 hours and a decision and a vote will be at the end of the meeting. The Board would like input from the members as to which changes are needed.

The Rules and Regulations can be voted on by the Board and approved at a meeting. The By-Laws and the CC&R's require a vote by the members using the quorum method.

**9. Canal Committee Report**

Terry Howery read the report.

As stated, earlier R & B Pest Control was hired to excavate the mouth of the canal. The heavy rains came in and prevented them from doing any work. The lake has risen 6 feet since the rain started. Terry will continue to see what options we have and the timelines accordingly.

## **10. Friends and Neighbors Committee report**

Tom read the report.

These cards were sent to our Kono Tayee neighbors since the meeting of December 10<sup>th</sup>, 2022.

### **Get Well Wishes to:**

Terry Hale for lung cancer treatment

Tony Marchese for Covid illness

John McCloskey for Covid illness

Joe Ramhorst for a stroke

Wishing everyone a Happy New Year! And as a reminder, if you would like to have a card sent to a Kono Tayee neighbor on behalf of our community, please contact Debi Cormack.

## **11. Pier Committee Report**

Jim read the report.

Spoke with Mac's Marine and gave them a copy of the plans from Mendo Lake Engineering. Asked them for a bid to remove the south side of the Tee and to install 6 steel pilings. They responded that they don't have the equipment to raise the pilings high enough and the pier may get damaged in the attempt.

John spoke with Brian at Mendo Lake Engineering to complete structural documents showing the south side of the Tee to be removed. I have attached a drawing showing this. Once the south side is removed, we then can apply for a permit to add another floating boat dock. John will check with Water Resources as to the timeline when the demolition can be done.

## **12. Resident's questions and comments**

### **Comment:**

Some postal boxes were vandalized and maybe we should think about security web cameras. It will allow us to at least see what is happening and see vehicles coming and going.

### **Answer:**

Yes, we should check into it, find out the expense, if internet is needed. Maybe we should install some dummy security cameras and a sign stating such.

### **Comment:**

We should eliminate old files on our website

### **Answer:**

We had a member requesting a document to be removed from our website. It was an older document which was archived. When the member did a search of his name it appeared from the archived doc. and showed his personal information. Jeanne will delete all of the old archived documents from the website. Only the current documents will remain in the website going forward.

**Comment:**

5 mph buoys are missing, have been for several years.

**Answer:**

There are 3 buoys by the shed area. Hopefully this spring we will be able to install them. We need to get more cables and make some anchors to secure them. We will need to get more buoys as well.

**Comment:**

Thanked Tom Atteberry, Chris LeGue, Tom and Derek Senander for securing the floating swim dock. During the rainy storm one side's chain broke loose and it was swinging around the piling. Too expensive to lose due to a storm.

**Answer:**

The original chain weakened over the years and broke loose. The opposite side, which was replaced about 6 years ago, is showing some signs of wear and should be replaced.

**13. Adjournment**

John made a motion to adjourn the meeting. Tom seconded and all were in favor. The meeting was adjourned at 10:11 am.