



Kono Tayee Homeowners Association Board Meeting January 5th, 2019 located in the Lucerne Senior Center at 10:00 am

Present at Meeting

John McCloskey, Jim Hiss, Debbie Pryor, Sarah Glenn, Tom Atteberry, Curtis & Carol Beckwith, Jim Valentine, Joe & Brenda Reyes, Mike & Judy Braley, Debi Cormack.

Call to Order/Opening of Meeting

John McCloskey called the meeting to order at 10:00 am and led the members in the Pledge of Allegiance. Board members present included John McCloskey, Jim Hiss, Debbie Pryor, Sarah Glenn and Tom Atteberry. John McCloskey announced that a quorum was present.

Approval of minutes from November 17th, 2018 meeting

Jim Hiss made a motion to approve the minutes from the November 17th, 2018 Board meeting. Debbie Pryor seconded the motion and it was approved by all.

Treasurer Report

Debbie Pryor provided a financial summary report. Overall total in accounts is \$137,658.03. Debbie would like to thank the Greenwell's for their donation of 6 gallons of paint for the curbs. Debbie will have the paint kept in the middle storage shed at the beach area.

I have attached the following reports:

KT Check Register 7.1.2018 to 12.31.2018

Itemized Categories through 10.31.2018

Financial Reports 12.31.2018

Friends and Neighbors Committee Report

Debi Cormack read the report. Since the meeting on November 17th, 2018 these Get Well cards were sent to:

Terry Hale who had a hospital stay, Vyonne Burrows who also had a brief stay in the hospital. A get well card to Bob Sullivan who underwent foot surgery. A big Thank You goes out to all of you who participated in the Christmas food donation for the Lucerne Senior Center. Our generous contributions were very much appreciated. Also, a Happy New Year to all!

Roads Report Presentation

Jim Valentine is in charge of the Roads committee and asked Scott Ault from Valley Paving to give a proposal of repairs to our roads. Scott introduced himself and went over the roads in question that Jim Valentine stated need repair. Scott identified the conditions of the roads and what may have been done in the past. He agrees they need repair but not to the extent of major repair at this time. He did say if nothing was done then it would be more expensive at a later date. He did go into a very descriptive explanation of our roads and what may have been done and what he recommends we do at this time. In his proposal he addressed three different areas with costs pertaining to each area.

- 1.) Apply hot rubberized crack filler to all singular cracks ½" and wider on roads: Alston Way, Kono Way, Harry Way and private driveway at end of Richard Dr. with a cost of \$5,400.00
- 2.) Clean asphalt free of dirt/debris on roads: Alston Way, Kono Way, Harry Way and private driveway at end of Richard Dr., apply a double coat of

asphalt emulsion sealer to all roads – approx. 40,430 sq. ft. @ \$0.43 a sq. ft. with a cost of \$17,385.00.

3.) Cut asphalt neatly at area to be repaired on private driveway at end of Richard Dr., excavate to a depth of 12” load and off haul debris from site, furnish, place and compact 9” of base rock and 3” of asphalt concrete to repair area along edge of driveway- approx. 480 sq. ft. (120’ x 4’) with a cost of \$9,600.00.

- Excludes: Crack filling areas of heavy fracturing commonly referred to as “alligator” or “spider web” cracking.
- Note: Seal coating based on completing each coat in 2 phases
Scott did mention that the months they operate are in the warm and dry months, June through October. The asphalt or coating needs to be applied hot and the temps need to be warm to ensure they will bond to the roads. The coatings will be soft for a period of time and not passable by vehicle for at least one day after applied.

New Bill Effective January 1st, 2019

There is a new Bill out effective January 1st, 2019 which is AB2912 Civil Code 5500. New legislation on how the HOA’s, the Board, the Treasurer of every association reports the financials are reported. With this new Bill HOA’s are required to have Insurance coverage in the form of a bond. This bond needs to be equal or greater than our reserves. In order to obtain this policy we have to have an audit by a CPA annually. We also will have to have another subcommittee that will review the check register and monthly ledger since we don’t have monthly meetings. This subcommittee is the Treasurer and another member of the Board. The subcommittee will then bring their findings to the next Board meeting. The findings will be supplied at each Board meeting and published in the minutes. At the end of the year the results will also be in the Annual Policy Statement. In the Executive Meeting later today the Board will discuss this further to create the subcommittee and what else needs to

be in place in order to conform to the new Bill. The Bill makes the HOA's become more transparent.

Resident's questions and comments

A question was asked about docks that are in bad shape on the lake side of the association. How would the Architectural committee be able to inspect or see these docks since they can't trespass on the property? One answer is by boat, however most if not all of these docks are on Lake Bed property so the county or Lake Bed Management would be doing the inspecting. That's why there is an expense to the property owner for docks on the Lake.

BBQ dates were announced as follows:

June 8, July 13, August 10, September 14th. Mike Braley will be out of town during an October Fest, so if someone wants to put one together let us know.

Elections: Nomination forms will be mailed April 9th, June 3rd mailing the ballots and July 6th is the election.

A question came up in regards to the rentals in the association. Thinking it might be a good idea for someone or send a PDF copy of the agreement to the renter in order to confirm with the renter whether or not they have the privilege of using the accommodations at the beach area.

Adjournment

Jim Hiss made a motion to adjourn the meeting. John McCloskey seconded the motion, all were in favor. The meeting was adjourned at 11:24 am.