



Kono Tayee Home Owners

Board meeting minutes

Beach Area

May 25th, 2024

10:00 am

1. Present at the meeting

Board Members

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

Members

Jim Valentine, Debi Cormack, Terry & Colleen Hale, Jim & Becky Hiss, Joe & Brenda Reyes, Ignatius Piazza, Ernest Lee, Mike & Judy Braley, Bryan Newman, Gordon Ford, Pat & Becky Ridgel, William Lovingood, Cindy Pryor, David Wallenstein, Frank Wright, Ron Pryor, Ross Calvert, Sandy Vogel, David and Michelle Wieber, Curtis & Carol Beckwith, Terry & Alice Howery, Jason Hungate, Jim Goudreau.

Members via Google Meet

Anthony Glenn, Diane Ayala, Frank Barnes, Hueling Lee, Janie Burch, Kenneth Gehrkins, Mary Lou Milbourn, Mike Otto, Ronald Robertson.

2. Call to Order

The meeting was called to order at 10:00 am. Pres. led the members in the Pledge of Allegiance. Pres. announced we had a Quorum.

3. Call for Inspector to count vote of Restated Documents

The Inspector and his committee are counting the votes.

4. Approval of minutes from January 20th, 2024 Board meeting

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

5. Approval of minutes from February 24th, 2024 Board meeting

The Sec. read a summary of the minutes. The Pres. made a motion to approve the minutes. The Dir. Seconded and all were in favor.

6. Approval of minutes from March 9th, 2024 Executive meeting

The Sec. read a summary of the minutes. The Pres. said there is wrong verbiage used and needs to be changed. The minutes will be revised and presented at the next Board meeting for approval.

7. Approval of minutes from March 23rd, 2024 Board meeting

The Sec. read a summary of the minutes. The Pres. made a motion to approve the minutes. The Dir. Seconded and all were in favor.

8. Treasurer Report

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

The Treas. made a motion to transfer \$10,250.00 from the Reserve Acct. to the Checking Acct. to pay the completion of the pier work. The Pres. seconded and all were in favor.

a. Budget and Reserve study

The Treas. met with the Budget Committee on line. The Budget Committee recommends an increase of the dues by 15.78 percent for our yearly expenses and contribute to our Reserves. Which would make the Annual Dues \$440.00 for each lot. The Pres. made a motion to approve the increase in the Dues. The Dir. Seconded and all were in favor.

9. Financial Subcommittee Report

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

10. Lot merging and HOA notification of the merger

The Pres. spoke about language in our documents from 1988 addressing merging lots and assessments. A member is contesting the language and associated assessments paid on their lots. Another member presented additional documentation from 1995 with different language. The Board is working through the issue raised and conflicting documentation.

11. Walkway between lots 41 and 42

The walkway is 15ft wide, originally intended to bring water from the lake to the canal. The HOA is no longer trying to attempt that. A resident's home is partially on the walkway. Discussion was what do we do with it. When the canal is dredged it would be a good access point for that end of the canal. At this time the Board doesn't know what can be done with it and we will research more as what can be done.

12. Canal Weed Spraying

The Vice Pres. spoke with two companies to treat the weeds in the canal and the swim beach area. One company, Weed Tech Pro, came in at \$2,500.00 and is lower than the other and offers repeat treatments when needed. The Pres. made a motion to hire Weed Tech Pro. The Dir. Seconded and all were in favor.

If any Lakefront property members want their shore treated, please reach out to the Vice Pres.

13. Friends and Neighbors Report

These are the cards that were sent since the January 20th, 2024 meeting.

Get Well Wishes to:

The Atteberry Family
Brenda Reyes
Earl and Diane Pierce
Joe Ramhorst

Thoughts of Sympathy to:

Michelle Wieber

Note:

Please 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. Cards can be for get well wishes, thoughts of sympathy, special birthdays, thank yous, or etc. to let them know we are all thinking about them.

14. Open discussion

Next KT BBQ's dates are July 13th, August 10th and September 14th of this year.

Big Thank You's to the member that decorates the mailbox area, excellent work.

A member spoke on the process and how many years the HOA has been trying to get our documents in order and up to date. The new documents are so lengthy due to new laws and civil codes referencing them along with an index.

When a member has a change of address or contact information, please fill out the **Kono Tayee Members Information Update Form** which is available on our website.

15. Election Results

The Election Inspector announced they received 83 ballots. 70 were a Yes vote to approve and 13 No votes for approval. The Restated and Amended Documents were not approved by the members.

The Board will continue to work on revising our association documents with resident input in open meetings. We encourage anyone with questions or input to please participate in these future discussions.

16. Adjournment

The Pres. made a motion to adjourn the meeting. The Dir. Seconded and all were in favor. The meeting adjourned at 11:30 am.