



Kono Tayee Home Owners Board Meeting

September 23rd, 2023 9:00 am

Beach Area

1. Present at the meeting

Board Members

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

Via Google Meet

(Alt. Dir.) Jim Goudreau, (Vice Pres.) Todd Marshburn

Members

Joe & Brenda Reyes, Chris LeGue, Ross Calvert, Sandra Vogel, Jim & Becky Hiss, Terry & Colleen Hale, Jim Valentine, Naish Piazza, Debi Cormack, Pat Ridgel, Tony King, Ken Gehrkins, Jayne Kerner

Via Google Meet

Mary Lou Milbourne, Diane Ayala, Diana Thayer Perez

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. Correct June 11th, 2023 Exec meeting minutes and approve

Sec. read the correction.

The meeting discussed a Proposal of Contract

a. Mailbox area repairs. The Board approved the contract for \$1,000.00.

Pres. suggested we add a 10% handling fee to the cost and bill the responsible person that caused the damage \$1,100.00.

Pres. made a motion to approve the corrections. Dir. Seconded and all were in favor.

The HOA has received the \$1,100.00.

4. Approve August 13th, 2023 Executive meeting minutes

Sec. read the minutes.

Present at the meeting:

(Pres.) John McCloskey

(Vice Pres.) Todd Marshburn

(Treas.) Debbie Pryor

(Dir.) Larry Oreglia

(Alt. Dir.) Jim Goudreau

(Sec.) Tom Atteberry

8:04 am the meeting started.

1. Pier Contract

The Board discussed the cost to demo the south side of the pier. Reinstalling the hand rail, remove and reinstall the blue canopy. There will be additional work, adding blocking and reinforcing for the blue canopy.

We have two proposals that came in.

JDM Construction for \$8,900.00 could start work this fall.

Scott Barnett for \$7,300.00 would start after the first of the year.

So far, we have passed the Asbestos inspection. We need to submit plans to Planning and the Building depts for a permit.

Water Resources won't be involved, since we won't be putting new material in the Lake.

Sec. made a motion to accept Scott Barnett's estimate for the demo of the pier's south side. Pres. seconded and all were in favor.

Meeting adjourned at 8:25 am

Pres. made a motion to approve the minutes. Treas. Seconded and all were in favor.

5. Amend July 1st, 2023 Board meeting minutes and approve

Sec. made the correction in the July 1st, 2023 meeting regarding the June 11th, 2023 Exec. meeting correction declaring the \$1,100.00 to be paid by the responsible party. As stated in item #3 of this agenda.

6. Treasurers Report

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

Income: As of today, we have 4 Homeowners who still owe their dues + late fee's. I will write a letter to following the guidelines, if no response, we can turn it over to the Attorney to let him follow up on the collection.

Expenses: As of today, we paid permit fees, Asbestos inspection on the pier, Repair guard Rail, Monthly Landscape and Beach Tree Trimmings, Postage, Professional Fee's, Tax Preparer and Trash Pickup.

It was asked at the last meeting about investing our reserve fund into a higher yield account. I have learned that each Board member is required to be together at the Banking Institute for signatures. Each year if or when a Board member changes new signatures are required. So, possibly we could look into putting the funds into a CD for a short term (6 months, 1 year).

Pres. made a motion to research more information having funds in a CD account to gain a better interest return.

7. Financial Subcommittee Report

Vice Pres. read the report.

Everything balanced and looks good.

8. Weed Spraying present and future

Pres. spoke regarding weeds in the canal, past and future. The HOA is responsible for the weed control in Parcel "B" as stated in our documents. When weed treatment is done in the canal, it covers the complete water section, which in turn is treating the members portion of the canal. Since Parcel "B" is basically in the middle, the HOA in the past has paid for the treatment of the members canal property which violates the CC&Rs. The HOA should split the cost of the weed treatment with 33 members that own property along the canal. Last years cost was \$3,400.00. Which would have been about \$50.00 per member that own canal property.

Pres. made a motion to ask Attorney for a document to present to the members on the canal. The Board will then have an Executive meeting to vote and approve the document then present it to the members. Sec. seconded and all were in favor.

9. Rules and Regulations

Pres. discussed we still are in the process of updating our documents. We still need to update our operating rules. The concerns are ADU's or JADU restrictions. Currently Davis Sterling limits 25% of the HOA to be a rental and restriction of certain dogs to be allowed in the community. The Board can now legally email each other and have discussions regarding these items along with the violation types and a fine associated with them. Most of our documents have been restructured, the operating rules still

need to be presented to the attorney for final approval, then presented to the community.

10. Discuss Concerns and Violations with a Member

The member was not present at the meeting so there was not a discussion.

11. 2 year Terms and change verbiage for APS Mailing

The Articles of Incorporation states Board members have a one-year term. Any changes would require members to vote with a 75% in favor of the change.

There won't be any changes to how the Annual Policy Statement is distributed

12. Pier Demo Contract

The Pier chair-person spoke with Barnett Const. about the concern of liability during the demo, if the pier is not stable Barnett doesn't want to be liable. The Pres. and the chair-person will meet with Barnett to go over his concerns.

13. Appoint Committee members

Architecture Committee: Terry Hale chair, Chris LeGue chair and Mike Braley

Budget Committee: Debbie Pryor chair, Brenda Reyes, Terry Hale, Mary lou Milbourn, Larry Oreglia

Alternate Director: Jim Goudreau

Friends and Neighbors: Debi Cormack, Brenda Reyes

Canal Committee: Terry Howery chair, Chris LeGue and Ron Pryor

Flag Committee: Joe Reyes

There was a suggestion that a Welcoming person visit new members. Greeting and informing them of where our documents are located and to ask them to be familiar with the documents. The Friends and Neighbors Committee will take on this task.

14. Friends and Neighbors Report

Debi Cormack read the report.

Since the meeting of July 1st, 2023 these cards were sent to Kono Tayee

Neighbors:

GET WELL WISHES to:

Andrea Swan for surgery

Mike Morarity for pacemaker surgery

THANK YOU to:

Brenda Reyes for brightening up our bulletin boards at the mailboxes

THANK YOU also, goes out to ALL of the volunteers in the community.....from the board, to the committees, to those who help with special projects. Your efforts are so greatly appreciated!!

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 at (707) 274-6680.

15. Adjournment

Pres. made a motion to adjourn. Dir. seconded and all were in favor. The meeting adjourned at 10:45 am.