



**KONO TAYEE HOMEOWNERS ASSOCIATION  
BOARD MEETING AGENDA  
Via Google Meet  
September 21<sup>st</sup> 2024  
9:00 AM**

**1. Present at the meeting**

**Board Members**

(Pres.) John McCloskey (Sec.) Tom Atteberry (Treas.) Debbie Pryor (Vice Pres.) Todd Marshburn, (Dir.) Jim Hiss.

**Members**

Sandra Vogel, Brenda Reyes, Pat Ridgel, Debi Cormack, Terry Hale, Jim Valentine, Ken Gehrkens, Frank Ribeiro, Chris LeGue.

**2. Call to order**

The meeting was called to order at 9:01 am. Pres. led the members in the Pledge of Allegiance. Pres. announced we had a Quorum.

**3. Approval of August 10<sup>th</sup>, 2024 Board meeting minutes**

Pres. made a motion to approve the August 10<sup>th</sup>, 2024 meeting minutes. The Dir. Seconded and all were in favor.

**4. Documents Discussion**

The Vice Pres. shared the feedback we received from the members. Picking up from where we left from the last Board meeting.

- Approval of improvements – remove maintenance verbiage.
- Personal property storage – removal of several words that don't pertain to our HOA, example: garage doors to be closed, parking in driveway, where your storage is kept.
- Easement between lots 8 & 9 – remove this altogether.
- County Approvals – Architectural Comm. Approval first, then get approval from county when needed.
- Voting – There was a discussion regarding the language related to the number of votes required to change the Association By-laws and/or CC&Rs. The current

language in our docs specifies a Super Majority is required (2/3rds membership yes votes) This has been challenging for several years due to the number of ballots returned. The restated language proposes a change to 51% of votes returned require a yes to adopt a change. A member feels strongly this should not change. Another member recommended requiring 51% of the membership to vote yes to pass a change. The members plan to continue the discussion to look for a compromise.

The vice president will update the current restated documents based on the feedback & suggestions from the community. A revised document tracking changes will be sent to the members for review and a final round of feedback in mid-October. After this final review, the board will work with the lawyer to update the revised documents.

**5. Open Discussion**

There is 5 members that have not paid the dues. There will be a letter mailed to the members with legal action.

Newsletter would be nice to hopefully encourage more member participation. Looking for a volunteer to assist with creating one.

**6. Adjournment**

Pres. made a motion to adjourn the meeting. The meeting adjourned at 10:03 am.