



Kono Tayee Home Owners Virtual

Board meeting Minutes

December 10th, 2022

9:00 am

1. Present at the meeting

John McCloskey, Celeste Feldman, Jim Valentine, Mary Lou Milbourn, Jim Goudreau, Chris LeGue, Jim & Becky Hiss, Todd Marshburn, Debbie Pryor, Larry Oreglia, Rich Cassin, Terry Hale, Terry Howery, Ross Calvert and Tom Atteberry.

2. Call to Order

The meeting was called to order at 9:00 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. Amend, approve and vote on minutes from September 3rd, 2022 Board meeting

John would like to correct the minutes from September 3rd, 2022 item #8 regarding canal permits.

In the minutes it states the permits are good for 5 years with the ability to extend. Correctly it's just the Fish & Game permit that is good for 5 years, which was permitted November 22nd, 2021 and expires November 22nd, 2026.

The CEQA permit was issued November 3rd, 2021 and is good for 2 years with the ability to extend one more year.

The Water Resources permit was issued May 3rd, 2021 and is good for 1 year with the ability to ask for an extension.

Any extension is required in writing prior to the expiration date. Fees would be applied for any extension.

Tom made a motion to change the permits timeframe for each permit in the September 3rd, 2022 minutes item #8 Canal permits. Todd seconded and all were in favor.

4. Approve minutes from October 29th, 2022 Board meeting

John asked Debbie in regards to the treasurer's report item #4 stating \$5,000 for canal maintenance. \$2,000 of that was sprayed on some members banks. Some members aren't happy that the HOA paid to have members canal banks sprayed. They feel the member should pay for it. Being that notifications were sent out in the spring to let members know to take care of the weeds.

There was a discussion regarding whether we should asses the member or if we should have notified the member prior to clearing and spraying of the weeds along the canal banks.

Tom made a motion to approve the October 29th, 2022 minutes with further discussion on spraying the canal and or banks in the next meeting. Debbie seconded and all were in favor.

5. Treasurer Report

Debbie read the report.

Current Balance in our Chase Business account as of 11/30/22 \$ 17,451.60

Current Balance in our Chase Reserve (MM) account as of 11/30/22
\$137,412.45

OVERALL TOTAL IN ACCOUNTS \$154,864.05

Since our last zoom meeting on Oct 29, 2022.

EXPENSES: Ramp Repairs \$1,500.00 Landscape Maintenance \$400.00, Permit for Lake County \$447.00, Pier Pilings Inspection \$500.00, Printer Ink \$24.66

INCOME: Late Fee's \$66.00 and Interest on Reserve Account

The Banking Statement and the Account Summary will be sent out with the minutes.

6. Financial subcommittee report

Todd read the report.

He has reviewed the financials and everything looks fine.

7. Restating Documents Committee report

Larry read the report.

The committee has met and without any legal representation we aren't certain what can be stated or not. We will continue our discussions and report our findings after the holidays.

8. Canal Committee Report

Terry Howery read the report.

Terry has only found 3 contractors willing to quote the job. Two of which has replied and the third said they will submit one in a few days. The current permit expires December 30th, we will need to contact Lakebed Management asking for an extension to January 31st, 2023. They said it shouldn't be a problem as long as the lake is still at a low level pending any heavy rainfall.

The following is the most recent update on quotations for performing the excavation at the mouth of the channel;

- 1) Lake Marine Const. - Quoted \$12,000.00 to perform the excavation work. Their proposal is to use 4 men with hand tools and wheel barrows to move the material from the channel entrance and deposit along the existing retaining walls (Lot Nos. 27, 60 & 61) which would extend the existing benches constructed during last year's channel excavation. (Lake Marine does not have a disposal site, nor equipment to remove and dispose of the excavated material). The work will take approx. 4 to 5 days to complete.
- 2) Curtis Flaig (Lands End) with his Contractor – Quoted \$34,650.00 to perform the excavation and material disposal. Their proposal is to use track mounted skid steer's to excavate, remove and place material in trucks for off-haul and disposal. They would access the work site between Houses at 7882 and 7891 Cora (Lots 28 and 27 respectively). Stump removal would be required by HOA to gain access. The HOA would be responsible for finding and paying (if necessary) for a disposal site. A quote to leave the excavated material on-site was not provided as requested. I have asked for an updated quote, which hopefully we will receive next week after talking with the contractor Ryan.
- 3) John Mulligan – Have not received quote. I have been promised a quote will be provided by Tuesday 12/13 once the barge owner/operator has had a chance to visit the site via boat to determine travel times. Their proposal is to place an excavator on a barge along with a 5cy dump truck to remove and dispose of the material off site. He would have a second dump truck waiting to take the place of the first truck while the first truck is making a disposal run. They would use our launch ramp for the truck transfers. John stated that he will only quote off-hauling and disposal of the material, no stocking piling of material against the existing retaining walls. The quote will be based on \$ per cubic yard. He will not quote a lump sum amount.

4) Alternate Option - As previously stated, the only other option I can think of is to find a contractor (preferably local) with a license carrying Workman's Comp (I do not currently carry Workman's Comp. on my license) who would be willing to hire 4 laborers for 4 to 5 days to shovel and wheelbarrow the material from the entrance to the retaining walls. Alternately, the HOA could act as the contractor (since the property belongs to the HOA, they would not be required to have a contractor's license) but would need to carry Workman's Comp. and issue payments to workers.

John commented that after the work is done we should place erosion material along with sand bags (filled with the spoils) to try and keep the banks from washing back in the canal.

Comment was made to ask R&B Pest Control to see if they have laborers that would do the hand labor of moving the spoils.

Terry will continue trying to contact companies to get some more quotes.

9. Pier Committee Report

John read the report.

John met with Brian Hall and has a preliminary drawing but he is having trouble with the engineering because of the length, 20 ft. x 26 ft. which requires more pilings which is not a problem with Water Resources. When the engineer has made the corrections of the pilings the drawings will be submitted.

10. Launch Ramp Repair Committee update

Todd read the report.

We completed the repairs to the ramp on Saturday. The project went well with no surprises. We poured 3 yards of concrete to repair the bottom section 4' x 14' x 8". We have 3 steel straps that we will use to secure the upper slab to the main ramp in the next week or two since it has a 3/4" separation. We will also built up the transition at the end of the ramp using the existing small rocks that are piled on the side of the ramp. The group working on the ramp unanimously believe the plate is no longer needed and should not be re-attached to the end of the ramp. Terry Howery consulted with a Civil Engineer friend who validated the plate design accelerates the washout and erosion underneath the plate at the rear of the ramp with wave action.

It was really enjoyable having a small group of residents come together for a few days to volunteer time and materials for the improvement of the community.

Several neighbors stopped by to express their appreciation. This is a great way to continue building community with our neighbors. This group is open to making some additional interim repairs to the pier as well.

The original estimated cost to do the repairs was \$1,500. We decided to use a pump rather than wheelbarrows to get the concrete down the ramp which added an additional \$401.67.

Debbie made a motion to reimburse Todd the \$401.67 to cover the additional cost to repair the ramp. Larry seconded and all were in favor.

11. Resident's questions and comments

Question

A member contacted the secretary regarding trash that was dumped on the lake shore next to his residence. It is a rental and they feel the HOA should contact the member to have it removed. What is the proper procedure?

Answer

The secretary is to send an email to the member informing them of the trash and to have it removed.

Question

Can the Association abandon the ownership of the canal?

Answer

Yes, we would need to rewrite our documents. If we raise our dues to help cover the expenses then more work could be done.

Question

Could we have an assessment to cover the cost of the maintenance in the canal?

Answer

A special assessment would require a vote by the members which requires 51 percent of the voting members to approve it.

Comment

The committee that worked on the ramp is willing to work on stabilizing the pier. Installing more braces and cross bows.

12. Adjournment

John made a motion to adjourn the meeting. Tom seconded and all were in favor. The meeting was adjourned at 10:26 am.