



Kono Tayee Home Owners Virtual

Board meeting Minutes

February 24th, 2024

9:00 am

1. Present at the meeting

Board Members

(Pres.) John McCloskey (Sec.) Tom Atteberry (Treas.) Debbie Pryor (Vice Pres.) Todd Marshburn

Members

Jim Valentine, Celeste Feldman, Debi Cormack, Terry Hale, Jim & Becky Hiss, Janie Burch, Christine Salo, Brenda Reyes.

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.

1. Discuss Restated CC&Rs and By-Laws

The restated Documents the Attorney drafted for the HOA are very nicely done. There is an index that clearly allows you to find any information, along with footnotes referencing CA codes and Davis Sterling. With the added codes and references, it makes the restated documents longer. The Attorney helps multiple HOA's to assist them in keeping their documents current with the new laws. In his draft are multiple exclusions that do not apply to our HOA.

The Board discussed the comments and suggestions members submitted. During the discussion, we discovered the documents the Attorney drafted in 2022 were different

with the draft dated in 2024. When we receive the restated documents from the attorney, they will be sent out to the members for review. We will have an open Board meeting to review the restated documents.

After the meeting a ballot will be sent to the members. The member will have 30 days to return the ballot with a yes or no to adopt the restated documents.

Our documents are definitely in need of being current with the new laws.

In our current documents we need 2/3rds of the membership, approximately 83 votes, in favor of amending our documents. Davis Sterling declares the new law says an HOA needs a quorum of 51% of the ballots returned. From those ballots a majority vote would be needed to amend the documents.

It is in the HOA's best interest to adopt the newly restated documents, our only alternative is to have the Attorney submit a motion to the Court to have a Judge review the restated documents. Once reviewed the Judge could rule, we have to change them.

2. Adjournment

The Pres. made a motion to adjourn the meeting. Vice Pres. seconded and all were in favor. The meeting was adjourned at 10:02am.