



Kono Tayee Homeowners Virtual Board Meeting Minutes April 15th 2023 10:00 am

1. Present at the meeting

John McCloskey, Rich Cassin, Debbie Pryor, Pat Ridgel, Mary Lou Milbourn, Celeste Feldman, Jim Valentine, Jim Goudreau, Terry Howery, Chris LeGue, Brenda Reyes, Jim & Becky Hiss, Tony Glenn, Terry Hale, Diane Ayala, Janie Burch, Boris Popkoff, Ken Gehrkins, Frank Wright, Frank Barnes, Ross Calvert, Todd Marshburn, Kerry Shaver, Larry Oreglia and Michelle Wieber.

2. Call to Order

The meeting was called to order at 10:03 am. John McCloskey led the members in the Pledge of Allegiance.

The board members attending:

John McCloskey (President)

Todd Marshburn (Vice President)

Debbie Pryor (Treasurer)

Larry Oreglia (Director)

Jim Goudreau (Alternate Director)

Tom Atteberry (Secretary)

John announced we had a Quorum.

3. Approval of minutes from January 21st, 2023 Board Meeting

John asked if a Board member disapproves of the minutes. No disputes, so John made a motion to approve the December 10th, 2022 minutes. Debbie seconded and all were in favor.

4. Treasurer Report

Debbie Pryor-chairperson read the report and I will attach the Bank statement and the Accounting Summary.

Current Balance in our Chase Business account as of 3/31/2023 \$8,900.56
Current Balance in our Chase Reserve (MM) account as of 3/31/2023 \$137,416.94
OVERALL TOTAL IN ACCOUNTS \$146,317.50

Expenses:

Election material, landscaping maintenance, Pier drawings, postage, quarterly trash, Website, material to move boat docks to the canal, professional fees.

5. Financial Subcommittee Report

Todd Marshburn-chairperson read the report.

Reviewed everything and no concerns. Thank you, Debbie.

6. Budget Committee Report

Debbie Pryor-chairperson read the report.

The Budget Committee is: Debbie Pryor-chair, Terry Hale, Brenda Reyes, Larry Oreglia, Mary Lou Milbourn.

Debbie sent out an email prior to the meeting with the past, current and proposed Budget report, along with the Reserve study report reflecting a 5% increase on all assets.

Debbie later sent out another email reflecting what a 10%, 15% and a 20% would be. A maximum of 20% is the limit an HOA can raise the dues. Asked input from each committee member so we can discuss further in detail at our zoom meeting.

We had a zoom meeting April 2nd, 2023 at 10am. With our Budget a few expense items were increased (Permits, Maintenance, Postage, Tax Prep fees) with Professional fee's being the largest. This was in expectation of having our documents worked on this year by the attorney and if other items of concern come up that need to be addressed by the attorney. Our proposed overall budget compared to last year's increased by \$2,025.00.

The biggest topic is our reserve fund. With future projects that need to be reviewed and worked on is our Pier and Canal. Currently, preliminary drawings are being worked on regarding the pier and the costs seem to be high. Our reserves currently are not sufficient if we have any major work that needs to be done. Our Pier, Beach area, Launch Ramp and Canal are Kono Tayee's major assets which makes our community attractive.

With an increase in expenses each year, and the goal to build our reserve account up with a balance to be able to address future reserve items, the committee was split on how much to raise the dues, between 15% or 20%. Debbie was in favor of raising the dues so she voted to start with the 15% this year with the intent to raise it 20% next year so everyone will know ahead of time what their dues will be going forward.

This year's 2023-2024 proposed Annual Dues is to raise the dues \$50.00 (15% increase) which the Annual Yearly Payment will be \$380.00 per lot. Next year 2024-2025 with an approved increase of 20%, our dues would increase to \$450.00.

Reserve Study: The assets have all been increased by 5% but now that we are getting past our Covid pandemic (but not over) we are going to put together a review committee to update our Repair or Replacement costs of items listed. But at this time the reserve study will be reflecting the 5% increase along with updating the remaining columns on the sheet.

Needing to increase the Reserve over the next several years, we discussed two options:

1. Increase dues 15% with anticipation following year 20% increase
2. Assess each lot a fixed amount \$3,000.00-\$5,000.00.

The committee decided going with option 1 rather than option 2, being less painful for the members.

Last item discussed is to survey the community asking them "What's important to them in our community", the Pier, Beach area, Canal, BBQ area. A committee member volunteered to put together a survey, once approved by the Board, to be sent out by the Secretary.

Debbie made a motion to increase the dues to \$380.00 for the fiscal year 2023-2024. John seconded and all were in favor.

7. Canal Committee Report

Terry Howery- chairperson read the report.

Good news is the lake is up and full again, unfortunately it rose just as we were getting ready to excavate the mouth of the canal. If we were to attempt dredging the canal at this time it would require a new permit since our current permit is when the lake is low. If we were to attempt the dredging at this time, the disposal of soils and barge with equipment would cost between \$75,000.00 to \$100,000.00

A member commented that if we were to dredge and put the spoils along the banks, weather would cause it to slide back down to the center of the canal. If we were to move the spoils to another site, quay walls would prevent the erosion of members property into the canal.

Answer: Quay walls if installed all along the canal banks would cost \$500,000.00-\$750,000.00

8. Architectural Committee Report

Terry Hale-chair read the report.

Since the last report there have been 14 applications. 12 have been completed and 2 are in the process. Thanked the Secretary for sending out letter advising members of the inspection April 25th – 28th. Already seeing members taking care of the weeds. Always keep your neighbors in mind while working on your property.

Comment was made when requesting a tree removal, especially if near the property line, talk with the neighbor before proceeding to get their input.

9. Pier Committee Report

Jim Valentine-chairperson read the report.

Contractors are difficult to get in touch with. Have made several contacts without a response. One contractor wanted to do complete job rather than pieces at a time. Aqua Marine and Macs Marine have been the only contractors willing to work in stages as we require.

A comment was made if a work crew was established to demolish the section of pier would the Board approve it?

Answer: yes, but the pilings may be difficult to remove.

Question: Will there be more boat docks added after the pier is corrected?

Answer: Not at this time. Legally we will not be able to.

10. Annual Policy Statement

Tom and Debbie will work on the APS and send it out with the minutes from this meeting. The APS is supposed to be sent out 30 to 90 days prior to July 1st which is when our physical year starts.

11. Adopt fine schedule for violations of the 30 day minimum rental in CC&R's

There is a member that currently is using their residence here as an Airbnb. Our documents declare a 30-day minimum on rentals. However, there is not a fine attached with any violations of this. Our Attorney sent the Board an example of fine violations. We would like to start a conversation establishing fines for violations. Once the conversation is established, we can send out a letter of intent. 28 days after the letter is sent out, we can then hold a meeting to vote on it.

The member in question gave the reason why they are renting the home as an Airbnb. Since acquiring the lot and building on it, there has been vandalism and theft. The sole purpose was to have the home occupied to hopefully reduce these problems.

Comment was made that all of the rules should have set fines for a violation.

John made a motion to send out the Attorney's letter of intent along with the proposed fine schedule to the members to start the 28-day waiting period. Then hold a meeting May 17th, 2023 to vote on it. Debbie seconded and all were in favor.

12. Rules & Regulations discussion

A discussion was started which corrections are needed on the 12-page Rules & Regulations. As we were discussing it, time was running out and decided to be continued at another meeting.

13. Zoom and in person Equipment discussion

There was discussion regarding the ability at a meeting to be in person and zoom. Polycom Studio is a program that has hardware and software that enables a meeting to be zoom and in person. It comes with a cost of \$400 to \$1,000.00. At this time, we will research it more and then decide if we wish to pursue this.

14. Friends and Neighbors Committee Report

Tom Atteberry read the report.

These cards were sent to our Kono Tayee neighbors since the meeting of January 21st, 2023

Get Well Wishes to:

Tom Senander for back issues
Phil and Julia Wilkinson for Covid
Lorna Lawver for hospital stay
Doreen Dickson for hospital stay
Joe and Brenda Reyes
Tony Marchese for pacemaker surgery

Thoughts of Sympathy to:

Michelle Wieber for the loss of her father
Doreen Dickson's family for their loss of Doreen
Carol James for her loss of Larry
Alex O'Meara for the loss of his grandmother

I would also like to say a big thank you to all of the members whose volunteer efforts with community projects, committees and the Board make Kono Tayee such a great neighborhood to live and play at.

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. Resident's questions and comments

Comment: A key was found by the mailbox area. Stamped 1101 PS Comox National. Looks like a mailbox key.

Comment: If the Reserve account was in a CD the HOA could earn more money than in a money market.

Comment: The bulletin board in the center of the mailbox area is strictly for the use of the Board. There is another bulletin board on the right side of the mailboxes for members. When something is posted on the bulletin board, nonpolitical and needs to be signed and dated by the poster. If it isn't signed and dated it will be removed.

Comment: 5 mph buoys are missing.

Answer: There are 4 buoys near the sheds. We need some supplies to be able to install them.

Comment: Tullie's are accumulating along the community beach area.

Answer: Waiting to hear from Aguilar's to inform them to clean them up.

Comment: When will the boat docks be put back in place?

Answer: At 1pm today they will be put back.

Comment: When will there be Newsletter's again.

Answer: The secretary will try again and get approval from the Board.

Comment: The horse shoe pit has new boards around it. Where can the old pressure treated wood be disposed of?

Answer: Will ask Aguilar's Landscape to dispose of them if we can cut them shorter.

16. Adjournment

John made a motion to adjourn the meeting. Todd seconded and all were in favor. The meeting was adjourned at 12:08 pm.