



Kono Tayee Homeowners Virtual Board Meeting Minutes

April 16th 2022

9:00 am

1. Present at the meeting

Debbie Pryor, Tom Atteberry Pat Ridgel, Jim and Becky Hiss, Brenda Reyes, Celeste Feldman, Mary Lou Milbourn, Larry Oreglia, Todd Marshburn, Chris Legue, Ross Calvert, Jim Valentine, Diane Ayala and John McCloskey.

2. Call to Order

The meeting was called to order at 9:01 am. John McCloskey let the members in the Pledge of Allegiance. The board members attending, John McCloskey, Todd, Marshburn, Debbie Pryor, Jim Valentine and Tom Atteberry. John announced we had a Quorum.

3. Approval of minutes from January 8th, 2022 Virtual Board Meeting

Tom Atteberry made a motion to approve the January 8th, 2022 virtual Board meeting. John McCloskey seconded and all were in favor.

4. Minutes and Approval of Executive meeting February 5th, 2022

Tom Atteberry read the report.

The meeting started at 9 am. All of the Board members were present via zoom.

The discussion was the contract from AVR Tree Service to trim tree's and fire abate Parcel "A" is \$7,000.00

John McCloskey made a motion to approve the contract. Todd Marshburn seconded and all were in favor.

Tom Atteberry made a motion to adjourn the meeting. John McCloskey seconded and all were in favor. The meeting was adjourned at 9:21am.

John McCloskey made a motion to approve the minutes from the Executive meeting February 5th, 2022. Debbie Pryor seconded and all were in favor.

5. Treasurer Report

Debbie Pryor read the report, everyone will get a copy of the Banking summary and the Account Balance.

Debbie discussed the Budget and Reserve study. The Budget Committee met and agreed to increase the Annual dues 10 percent. The last increase was September 1st, 2020.

Debbie made a motion for the Board to approve a 10 percent increase of the Annual dues making it a total of \$330.00

John McCloskey seconded and all were in favor.

Debbie Pryor discussed the Reserve study. Debbie Pryor made a motion for the Board to approve the Reserve study as stated March 1st, 2022. John McCloskey seconded and all were in favor.

There was a discussion if a natural catastrophe happened and destroyed any of the HOA assets would they be covered by our insurance. The answer was no, they wouldn't be covered. The coverage we have is for liability only. If there was a natural catastrophe or any damage done to our assets we have the Reserve to help cover the loss. If the loss was so great then an assessment would be put to a vote by the members to cover the cost.

A. Transfer of funds for Parcel "A" tree work

Since the funds were budgeted there was not a need to transfer any. No discussion necessary.

6. Financial Subcommittee Report

Todd Marshburn read the report.

Everything looks good with no problems.

7. Lot 62

Tom Atteberry read the report.

April 4th, 2022 I met with Dana Conklin. She stated that the owners wanted to sell the property after it was repaired. The trustee will loan the money for the repairs and get reimbursed upon the sell. Dana said she met with some contractors and hopefully they will start within the month.

8. Canal Committee Report

John McCloskey read the report.

We did get some work done last fall in the canal. We have permits in hand and will do more work this fall. The county has given us more supplemental conditions we have to meet. October 15th through December 31st is the only time we can work in the canal.

Depending on the Lake level, will determine what we can do. So hopefully we will be able to get some more work done in Parcel B this year.

Tom Atteberry spoke with Clean Lakes regarding aquatic spraying of Parcel B. The permits aren't issued until late May and hopefully he, Clean Lakes, will be able to get their equipment in the canal to spray.

9. Architectural Committee Report

Jim Hiss read the report.

Since the last meeting 4 applications have been turned in:

- A. New roof – approved
- B. New driveway gate – approved
- C. Remove concrete walkway and new landscaping – approved
- D. 30' x 40' metal awning on vacant lot – denied due to our rules and county rules

This has been a difficult year with weeds. After the March inspection the committee has decided to do inspections on a regular basis since the weeds are growing back very fast.

I would like to thank the volunteer's that make up the Committee's and the Board of Directors. With your help it makes Kono Tayee a nice place to live.

We are always looking for volunteers to help with any of our Committee's. If anyone would like to join in on the fun please let the Board know so we may direct you in the right path.

Question was asked about weeds on the lakeside beaches.

Answer: The Committee can only inspect these weeds using a boat. Unfortunately the boats we have access too are sitting too high on a dock and not able to lower it on the water.

10. Establish Pier Committee

Ross Calvert read the report.

We do have a committee, Co-Chairs Jim Valentine, Ross Calvert
Members: Ken Gehrkins, Patrick Ridgel

February 21st the Committee met on the pier to assess its condition. We also discussed our general thoughts about what path to take to improve the structure.

The area of concern are:

- Pilings
- Sub structure
- Decking
- Hand Railing
- Pier Setbacks

Since construction of the pier, county regulations and requirements have significantly changed. A decision was made to contact one or more of the local pier contractors to obtain a professional review of the structure and to define specific fixes needed and associated costs.

March 7th the committee met with two principles from Macs Marine to inspect the pier. Juan, our primary contact will give us his recommendations and estimated costs.

Recommendations

Have engineering drawings made showing the overall reconditioning of the pier. These should include new piling positions, construction materials and a time frame. Phasing and cost estimations can be developed from the drawings.

The first phase should include removing the portion of the pier that encroaches on Lot 62. This will require the placing of at least two new pilings which will support the new "right" end of the pier. We also recommend a third piling placed to establish the "left" end of the pier most lake ward. A fourth new piling should be placed to support the gangway leading to the pier. Currently, one section of the gangway seems to be disconnected from the lake bottom. This area is becoming dangerous.

Due to new building codes a new pier like Kono's could not be built today. Floating docks are not an option because of the same requirements.

Jim Valentine spoke with Juan from Mac's Marine and suggested we get hire an Engineer to get an expert opinion as to what is needed to be done to the pier. Juan recommended Mendo Lake Engineering located in Lakeport. They Engineer piers, seawalls and all other types of construction around the Lake.

At this time the pier is swaying more than we feel is a safe condition. With the Engineer's services we will know what will be best for the HOA regarding the pier.

John agreed it would be a good idea to contact Brian Hall at Mendo Lake Engineering. Asked Jim to find out what their terms and conditions are and present that to the Board.

11. Annual Policy Statement

John explained that the Annual Policy Statement will be sent out with a few changes. Insurance coverage dates, the HOA Reserve Study and Operating Budget.

The updated Annual Policy Statement will be on our website, without the Financials.

John and Tom will work on updating the APS and send it out at the required time which is 30 to 90 days prior to the July Board meeting.

12. Friends and Neighbors Committee Report

Tom Atteberry read the report.

These cards were sent since the meeting of January 8th, 2022

Get Well Wishes to:

Mike and Lyn Morarity (Mike for heart stents and Lynn for return of aneurysm)

Lorna Lawver for Covid illness and a heart procedure

Brenda Reyes for her hip surgery

Doug Kues for should surgery

Raymond De Los Santos for a long hospital stay

Thoughts of Sympathy to:

Tony Marchese for the loss of his sister

Nancy Piazza for the loss of her brother

Nash and Nancy Piazza for their loss of their daughter- in law

Pattie Johnson for her loss of Jim

If you know of a neighbor who is ill or lost a loved one and would like to have a card sent on behalf of our community, please contact Debi Cormack at 707 274-6680.

Comment was made that Debi not only sends out these types of cards but all other types, Birthdays, Congratulations etc. We are blessed to have her on this Committee.

13. Resident's questions and comments

Question: Will we be extending the ramp?

Answer: Legally to extend the ramp permits are needed. John had spoken with Scott Webb before we put the steel ramp in. Scott said the steel ramp would be easier to approve then concrete.

If members would like to form a Ramp Committee and research what requirements Water Resources declare and then report the findings to the Board. Whomever is interested see Ross Calvert and he will help with website to find answers.

Question: Can there be a set time where dogs can be on the beach?

Answer: The concern is any defecation or urine on the beach so we won't allow any dogs on the beach.

Question: The Landscaper the HOA hired contract expired in September 1st, 2019. The HOA is disputing their recent bill. They charge us for each visit, 4 times a month, and they weren't see at least twice during the month. What would the Board like to do?

Answer: The Board needs to reach out to them and set a meeting to discuss our concerns. If our concerns are met then a new contract needs to be done with them. R&B Pest Control might be an option if current landscaper doesn't work out.

Question: Multiple vehicles on a lot, sometimes as many as 13 coming and going at all times of the day and night. Is there anything in our By-Laws limiting this?

Answer: The By-Laws state no more than 3 vehicles on an empty lot for long time parking. There can be more than 3 vehicles on an empty lot with a limit of 2 weeks.

14. Adjournment

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