



## **Kono Tayee Home Owners Virtual Board Meeting Minutes**

**September 3<sup>rd</sup>, 2022 9:00 am**

**Via Zoom and in person**

**1. Present at the meeting**

Judy Braley, Jim Hiss, Ernie Lee, Doug and Mary Lou Milbourn, Orion Cassetto, Todd Marshburn, Ross Calvert, John McCloskey, Celeste Feldman, Jim Valentine, Terry Hale, Diane Ayala, Brenda Reyes, Chris and Vi LeGue, Terry Howery, Rich Cassin, David Wallenstein, Larry Oreglia, Debbie Pryor and Tom Atteberry.

**2. Call to order**

The meeting was called to order at 9:02 am. John McCloskey let the members in the Pledge of Allegiance. The board members attending, John McCloskey, Todd Marshburn, Tom Atteberry, Debbie Pryor and Larry Oreglia. John announced we had a Quorum.

**3. Approve minutes from July 2<sup>nd</sup>, 2022 and August 6<sup>th</sup>, 2022 Board meetings**

John made a motion to approve those minutes. Debbie seconded the motion and all were in favor.

**4. Approve minutes from July 14<sup>th</sup>, 2022 Virtual Executive meeting**

Tom Atteberry read the minutes.

All of the board members were present. We started the meeting at 9:30. We reviewed a site plan prepared by Mendo Lake Engineering. The board discussed the 10' side setback encroachment, the negative 10 Rumsey issue and the permanent variance requirement. John spoke with Lake County Planning and learned that an application could be submitted to Water Resources first before an application could be submitted to Lake County Planning Dept. requesting a

permanent variance regarding the encroachment past the negative 10 Rumsey regulation.

The board decided to submit an application to Lake County Water Resources for a demo permit to remove the portion of the pier that encroaches into the 10' side setback. The permit application also includes replacing 2 existing wooden piles with 2 new steel pilings. The hope being that an application to Water Resources for demo will trigger a review by the Planning Dept. We will then be able to submit an application requesting a permanent variance be granted which will allow the pier to remain its full length.

The board also discussed the cost to do repairs when the local marine construction companies become involved with preliminary bids.

John made a motion we submit to Water Resources for a demo permit to remove the encroachment part of the pier. Todd seconded and all were in favor.

John also made a motion to approve funding for a submittal to the Lake County Planning Division for the variance. Debbie seconded and all were in favor.

The meeting adjourned at 9:54 am.

John made a motion to approve the minutes. Todd seconded and all were in favor.

## **5. Treasurer Report**

Debbie Pryor read the report. Everyone will get a copy of the Account Balances and the Bank Summary.

### **A. Update on dues collected**

The dues we have collected as of August 31<sup>st</sup> is 88 lots with 14 left to go. The dues need to be postmarked by the 15<sup>th</sup> to avoid late fees.

Debbie made a motion to transfer \$10,000. from the checking account to the reserve account. Tom seconded and all were in favor.

## **6. Financial subcommittee report**

Todd Marshburn read the report.

I have reviewed the August financials everything balances and matches.

## **7. Architectural Report**

Terry Hale read the report.

There have been 6 applications since the last meeting and all were approved.

Terry would like to have another member help out as a co-chair or chairman due to some health issues I have coming up. Chris LeGue raised his hand and said he would help on the committee. Terry thanked him.

## **8. Canal Committee Report**

John read the report.

Jack Stringer is stepping out from the committee due to a major injury. We will be looking for a member to take over the chairman position due to Jack's condition. Terry Howery has volunteered to help in the interim.

John has been in contact with an Engineering Contractor and they walked the canal. The contractor said the ground is too wet for any equipment to be used since they would sink into the ground. The contractor will come back in another month and determine if it is possible to use any heavy equipment. We might be able to get some work done in the canal yet if it dries out enough. We have all the permits, which are good for 5 years, with the ability to extend it if requested prior to expiration making it 10 years. If the lake gets low enough and the canal dries out more we might be able to do some grading. We can only do the work October 15<sup>th</sup> to December 31<sup>st</sup>.

R&B Pest control weed wacked and sprayed weeds in the canal. They do not have an Aquatic license so they cannot spray any of the weeds in water. Tom and John have asked Clean Lakes to bid on spraying the canal and the swim area. With the canal drying up we then asked for a bid to spray just the swim area with no response. We have tried to contact him multiple times without any success.

Dave Wieber and Todd have been in contact with Waterworks Industries in regards to spraying member's lakefront property. They have answered every call and email. With the very low lake levels this year spraying won't be necessary but we should have them lined for next year's spraying of the canal and swim area.

## **9. Restating our Documents update**

We have hired attorney Kyle Sproul to restate and reformat our documents. He has added legal procedures to our documents. The CC&R's are 66 pages, By-Laws are 48 pages and the Rules & Regulations are 12 pages. The Rules and Regulations can be modified by the Board. The By-Laws and CC&R's need to be voted by the membership.

We will need to put a committee together to review and suggest any modifications. Joe Ramhorst has volunteered along with Dave Wieber, Larry Oreglia, Orion Cassetto and Diane Ayala to be on the committee.

## **10. Pier committee report**

Jim Valentine read the report.

Jim and Ross met with Mac's Marine 3 weeks ago regarding the removal of the south side of the pier. Several pilings will need to be removed with some new steel ones added. They will provide an estimate for us.

John met with Bullfrog Diving to inspect the pilings. Several pilings are not tied together very well with large gaps between them and they are not very deep into the lake bed.

John also met with Scott Webb from Water Resources. They were out this past week and did a vertical profiling of the Rumsey graph. They also said they will not require us to go to the Planning Dept. for a variance of the piers length. They will put a memorandum with the application once approved stating they have knowledge the pier has exceeded the -10 ft. Rumsey rule and they will allow it.

The next step is for the board to approve to have structural documents done by the engineering company to be submitted to the Building Dept. of the piers new design. With the new design of an L shape pier, which would make boat docking easier, we might get approval for another boat dock.

## **11. Launch ramp repair**

John spoke with Water Resources about a permit for the launch ramp repair.

John learned that there was multiple personal that had Covid and they were running a skeleton crew and not much was getting done. The Application technician commented since it was late August with a skeleton crew more than likely we would not get a permit approved in time for the ramp repair.

September 6<sup>th</sup>, 2022

Launch Ramp Repair Clarification per conversation with Lake County Building Dept.

As discussed at the Sept. 3<sup>rd</sup> board meeting, item 11 on the agenda deals with additional repair to the launch ramp. Repair work to previously permitted, existing concrete flat work (i.e., sidewalks, driveways, ramps etc.) does not require a new permit unless the work being considered will encroach into lake water, fall within the county's road easement, or exceed 50 yds. of new concrete.

The scope of work discussed at the meeting was to remove the steel plate and overlay the existing sunken concrete slab with new reinforced concrete, approximately 2-3 yards. The new work will not encroach into lake water, will not exceed 50 yards and does not fall within the County Road easement.

## **12. Approval of Committee members**

- a. Form an Informal Committee for the launch repair
- b. Canal; Terry Howery, Ron Pryor and Ernie Lee
- c. Architectural; Terry Hale, Mike Braley and Chris LeGue
- d. Pier; Jim Valentine and Ross Calvert
- e. Documents; Joe Ramhorst, Dave Wieber, Orion Cassetto and Larry Oreglia

### **13. Friends and Neighbors Report**

Tom Atteberry read the report.  
Since the meeting of July 2<sup>nd</sup>, 2022

Get Well wishes:

Tom Penn for a short hospital stay due to a TIA  
Mike Morarity for long Covid issues  
Don Apedaile for bladder cancer treatment

Just 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

### **14. Resident's questions and comments**

Question: If a member wants to be in the Documents Committee can it be via Zoom?

Answer: Yes

Question: Can we hire a licensed Sprayer for the weeds in the canal? They were chopped down but are growing back again.

Answer: When there is water in the canal a licensed sprayer for Aquatic weeds. Once the canal dries out a company like R&B can chop and spray the weeds. If the weeds are growing back we could get R&B to come back out and spray.

Question: Does the 7 day rule for docking a boat apply to the floating dock that was donated to the Association?

Answer: No it doesn't pertain to that floating dock. Which its purpose is a barge to do maintenance on any pier in the association.

Question: With the busy weekend is it possible to free up the end of the launch ramp side for a boat to dock?

Answer: In the past an exception was made for extraordinary circumstances. Such as a medical emergency or a boat motor died. With the lake getting very

low it becomes a safety issue, shortening the usable portion of the dock for a boat being launched might hit the boat docked at the launch ramp end.

Question: Is it possible to beach a boat between swim buoys and the ramp?

Answer: There was a ruling by the Board to move the swim buoy from the tree to the sign by the ramp eliminating a boat to be beached for safety reasons.

Comment: A member driving at night almost hit a golf cart operating without any lights. Is there or can we have a rule requiring some sort of lights for a golf cart?

Answer: Legally a golf cart needs to be licensed to operate on county roads.

When a golf cart is driven at night some sort of lights should be on. Either headlights or a flashlight.

Comment: With the Board allowing work to be done on the ramp without a permit, I want that put in the comments.

Answer: That will be stated in the minutes.

## **15. Adjournment**

John made a motion to adjourn the meeting. Larry seconded and all were in favor.

The meeting was adjourned at 10:21 am.