



Kono Tayee Homeowners Board Meeting Minutes

July 25th, 2020

1. Present at Meeting

Jim Valentine, John McCloskey, Tom Atteberry, Mike & Judy Braley, Debi Cormack, Celeste Feldman, Debbie Pryor, Dave & Vyonne Burrows, Jack Stringer, Darryl Didier, Ron Pryor, Ernie Lee, Janie Burch, Ross Calvert, Michael Kues, Sarah Glenn and George Krishpinovich.

2. Call to Order

The meeting was called to order at 10:00 am. John McCloskey led the members in the Pledge of Allegiance. Board members attending, John McCloskey, Michael Kues, Debbie Pryor, Sarah Glenn and Tom Atteberry. John announced we had a Quorum.

3. Call for Inspector of Elections to count votes

Mike Braley asked if there were any more ballots to be turned in, which there wasn't and he went to count the ballots. Counters were Mike Braley, Judy Braley, Ross Calvert and Debi Cormack.

4. Minutes of January 24, 2020 Executive Meeting Minutes

Tom Atteberry read the minutes. We had a quorum. The meeting was called to order at 11:00. We talked about the HOA's Attorney working at a different Law Firm. Tom located some possible other Attorney's. After discussing our options John McCloskey made a motion to remain with Danielle Stephens at the new firm. Sarah seconded the motion and all were in favor. Debbie Pryor made a motion to seek legal advice to get our documents in line with the Davis Stirling Act including our CC&R's, By Laws and the Rules and Regulations. Sarah seconded the motion and all were in favor. We also spoke about the road repair. Sarah Glenn made a motion to approve the second contract which would be two seal coats on our private roads. Tom Atteberry seconded the motion and all were in favor. The meeting was adjourned at 12:26 pm. Sarah made a motion to approve the minutes. John seconded the motion and all were in favor.

5. Minutes of April 18, 2020 Virtual Board Meeting

Tom Atteberry generalized the minutes. The minutes were sent out to the members May 13th, 2020.

John McCloskey made a motion to approve the minutes of the April 18th, Virtual Board Meeting. Michael Kues seconded and all were in favor.

6. **Treasurer Report**

Debbie Pryor read the report. I will attach the reports to these minutes. Debbie said our expenses were less than the previous year, almost \$6,000.00 due to the beach encroachment. Debbie Pryor made a motion to transfer \$10,000.00 from our general account to our reserve account. Michael seconded and all were in favor.

7. **Financial Subcommittee Report**

Sarah Glenn continues to review the financials every month. She learned we need to approve these reviews, December 2019 through July 2020. Sarah made a motion to approve these reports. John McCloskey seconded and all were in favor. Sarah gave the approved reports to Tom Atteberry to keep on file.

8. **Architectural Report**

Jeremy Bauman was not able to attend the meeting. He did send Tom Atteberry an email with the report, Tom read the report as of July 25th, 2020.

Application approvals:

Terry Hale: Deck and windows

Joe Reyes: Generator install

Tim Shaon: Dock

Laura Relova: Deck

Tom Atteberry: Tuff Shed

Celeste Feldman: Parking area and fence

Jim Hiss: Tree removal

Jeremy would like to thank everyone who has responded to the weed/repair inspection letters and members who have contacted him with their intentions.

Jeremy is also asking for reimbursement for an adobe software that he used to create a no contact fillable/sign able PDF version of our Architectural Committee application due to the covid-19 with a cost of \$49.98.

He also would like to remind our members that emailing applications is the fastest way to get an approval/denial of an application.

9. **Canal Committee reorganization**

The Canal Committee moving forward will be researching the costs and what is involved for the dredging or desilting of the canal. Advising the Board if or when the weeds in the canal need to be sprayed and assisting the Architectural Committee regarding weeds along the canal bank.

Jack Stringer volunteered to be the Canal Committee Chairman. Tom Atteberry made a motion to approve Jack Stringer as Canal Committee Chairman. John McCloskey seconded the motion and all were in favor. Jack Stringer will contact the

Board as to which members will be on the committee by September 5th, 2020 Board Meeting.

Jim Valentine spoke in regards to the Roads Report. Jim spoke with Scott from Valley Paving. Scott feels he will be able to do the road repairs on Richard Dr. extension and the crack sealing of the private roads by the end of August. Scott also said he would be seal coating the private roads next year. Scott also said since it will be very hot during that time and the nature of their work his crew would not be wearing any face masks but will have minimum or no contact with residents. Jim will send Tom Atteberry as to the date Valley Paving will be doing the work. The Board will then let the members that live on the streets being repaired enough time to prepare to have their vehicles off the street and or not having use of their driveway for a few days.

10. Friends and Neighbors Committee Report

Since Debi Cormack is counting the electoral votes Tom Atteberry read the report.

These cards were sent since the meeting of April 18th, 2020

Sympathy Thoughts to:

Dave Wieber for the loss of his mother

Get Well Wishes to:

Joanne Ramhorst for a hospital stay

Mike Morarity for his 2nd knee replacement

Please contact Debi Cormack at (707) 274-6680 if you would like to have a card sent on behalf of the community.

11. Resident's questions and comments

A comment was made that the beach chairs have been left out on the beach basking in the hot sun and deteriorating them. Please put them back by the sheds or at least somewhere in the shade. Several of the chairs are getting very weak or breaking. These chairs were donated to the association. When these chairs are gone they are gone unless someone donates more again.

A comment was made regarding using the umbrellas during the 4th of July party at the beach which the Board did not approve people attending. Apparently there was confusion from the Board members if the use of them was approved.

12. Election Results

Mike Braley read the results of the elections. Eighty Ballots returned, three were disqualified for no signature.

Congratulations John McCloskey you got 63

Congratulations Todd Marshburn you got 68

Congratulations Tom Atteberry you got 69

Congratulations Debbie Pryor you got 69

Celeste Feldman got 18

Jim Goudreau got 6
Jim Johnson got 5
Larry Oreglia got 21
Congratulations Jim Valentine you got 25

13. Adjournment

John McCloskey made a motion to adjourn the meeting. Tom Atteberry seconded and all were in favor. The meeting was adjourned at 10:42 am.