



Kono Tayee Homeowners
Virtual Board Meeting Minutes
May 20th, 2023 9 am

1. Present at the Meeting

Board Members (Pres.) John McCloskey, (Vice Pres.) Todd Marshburn (Sec.) Tom Atteberry (Treas.) Debbie Pryor (Dir.) Larry Oreglia

Members Tony & Sarah Glenn, Frank Ribeiro, Celeste Feldman, Jim & Becky Hiss, Mike Braley, Mary Lou Milbourn, Terry Hale, Kerry Shaver, Frank Wright, Jim Valentine, Joe & Brenda Reyes, Debi Cormack, Diana Perez, and Pat Ridgel.

2. Call to Order

The meeting was called to order at 9:05 am. Pres. led the members in the Pledge of Allegiance. Pres. announced we had a Quorum.

3. Approval of minutes from April 15th, 2023 Board Meeting

Pres. made a motion to approve the April 15th, 2023 minutes. Sec. seconded and all were in favor.

4. Discuss Members Survey

Treas. explained the members survey is to benefit the Budget Committee in determining what the community's priority are. This way in future Budgeting, allocations may be made for said priorities.

Treas. made a motion to send out the survey and ask members for a response prior to the July Meeting. V.P. seconded and all were in favor.

5. Rules and Regulations

Rules and Regulations that the Attorney drafted for the HOA in August, 2022 consisting of 12 pages.

Pres. made these suggested corrections:

Pg. 2 (b) (3) remove "including" Parcel B

- Pg. 2 (d) (4) Change verbiage to Lake County Subdivision map, also include the Bennet Topo Map 2001 of the canal. Allowing members, a better way to do their measurements.
- Pg. 3 (i) the spelling "DMSION" should be DIVISION
- Pg. 8 (f) the cost of copies "\$25.00" must be actual cost of copying and mailing
- Pg. 8 (h) add "BBQ AREA" to where dogs are not allowed
- Pg. 10 (2) remove the first "SPEED" word, duplication
- Pg. 10 (5) there is a lot more boats in the HOA, and to allow other boaters to dock by the pier recommend changing from 7 days, to 2 days with a 7 day waiting period before redocking by the pier
- Pg. 10 (6) (iv) change time limit to (30) minutes
- Pg. 10 (6) (v) increase lien amount
- Pg. 11 (10) Boat permits, database is lost. Remove (10) and (10) (i) until new process starts
- Pg. 11 (l) (5) Remove completely, prohibited by the FEHA to have an age requirement
- Pg. 11 (m) (2) remove "who steps in" duplication
- Pg. 12 (5) (e) change bulletin board "committee" to "community"

Sec. made these suggested corrections:

- Pg. 2 (b) (3) Remove maintenance and be more descriptive as to what the "HOKT" is responsible for
- Pg. 2 (c) canal banks free of weeds yet there is a 6-inch allowance on properties
- Pg. 7 (b) (2) (i), (ii), and (iii) Remove "Assumption of Responsibility Form" and replace it with "Tenant Privilege Notification and Assumption of Responsibility Agreement" change verbiage and how will it be enforced

V.P. asked that the board send him their feedback as to what changes need to be done. He would then consolidate and share with the Board at the July meeting.

Pres. commented the short-term rental violation fine will be increased at the July meeting.

Member comments:

- Q. Rules and Fines are nothing without enforcement, how will they be enforced?
- A. We already have a process outlined on Pg. 4 (2) **General Process for Rules Violation**
- C. Can't fine a member for a county violation, no double fining
- Q. Why can't dogs go on the pier?
- A. If a dog were to urinate on the pier it is unsanitary
- Q. Do we want to add steel pilings for docks in the canal?
- A. Something we could talk about. When the lake is low, w/o a steel piling allows a member to push the dock out as long as it doesn't encroach Parcel B.
- Q. Rules and Regs. Pg. 2 (b) (3) Would like to add verbiage regulating amount of money to be spent on the canal.
- C. When the lake is low keeping canal banks weed free is difficult, suggest allow weeds to be 6 inches or less.

6. Adopt fine schedule for violations of "Rules and Regulations"

- C. Remove (e.g.) in any of the Nature of Violations Fine Schedule
- C. Opposed to any of the fine schedules. Since there has been a lack of, or choosing who is violating a rule. With more rules with fines, it takes away the recreational part of our Association.
- C. Sonoma County has a fine of \$1,500.00 for an Airbnb to operate in the unincorporated areas.

Sec. and V.P. prior to the meeting went over the Fine Schedule. Realizing that it would be difficult to itemize each rule, we decided to reference the By-Laws, the Rules and Regulations, and the CC&R's.

Pres. made a motion to put the schedule in place as it was stated regarding the Short-Term Rental Violation only. Sec. seconded and all were in favor.

7. Resident's questions and comments

C. Lake County requires a business license to operate an Airbnb in the county.

8. Adjournment

Pres. made a motion to adjourn the meeting. Sec. seconded and all were in favor.
The meeting adjourned at 10:37 am.