



**Kono Tayee Home Owners Virtual
Board Meeting
Saturday
April 19th, 2025
9am**

1. Present at the meeting

Board Members

(Pres.) John McCloskey, (Vice Pres.) Todd Marshburn, (Treas.) Debbie Pryor, (Sec.) Tom Atteberry, (Dir.) Jim Hiss

Members

Brenda Reyes, Ross Calvert, Terry Howery, Terry Hale, Ed Mak, Jim Valentine, Pat Ridgel, David Wieber, Dave Wallenstein, Debi Cormack, Diane Ayala.

2. Call to Order

The meeting was called to order at 9:00 am. Pres. led the members in the Pledge of Allegiance. Pres. announced we had a Quorum.

3. Approval of March 15th, 2025 Board meeting minutes

Pres. made a motion to approve the minutes of March 15th, 2025. Treas. seconded and all were in favor.

4. Approval of March 5th, 2025 Executive meeting minutes

Sec. read the minutes.

Present at the meeting

Pres. John McCloskey, Vice Pres. Todd Marshburn, Treas. Debbie Pryor, Sec. Tom Atteberry, Dir. Jim Hiss.

Legal Issues

- a. The Board discussed the damage that was done to the walkway of the pier by the launch ramp. We will collect more information and determine what should be done next.

b. The Board reviewed and discussed the latest revisions to the Bylaws and CC&Rs from the Attorney. There were a couple of corrections and a question to be asked of the Attorney. The meeting adjourned at 5:43pm.

Pres. made a motion to approve the minutes of March 5th, 2025. Vice Pres. seconded and all were in favor.

5. **Treasurer Report**

Treas. read the report. The financials will be attached.

Income: Interest from our two interest bearing accounts.

Expenses: Assoc. expenses (notary & recording fees), landscape, progress payment on Pier work, payment including final for Mailbox area, postage, printing, garbage, utilities.

Our CD of \$50,000. has been rolled into a 4-month CD, previously a 2-month, in order to keep an interest rate of 3.5%. It will automatically roll after the 4-month unless we need the funds or can get a better interest rate.

Our contract for the pier is \$55,885.00 and we have a balance due when completed.

The treasurer proposed streamlining payments for monthly, recurring utility bills (garbage, water, landscape, etc.). Currently these payments require the treasurer to get a second signature from the President and can be challenging to coordinate in a timely manner.

Vice Pres. made a motion to allow each individual monthly utility expenses not to exceed \$500.00 to be paid automatically without a second approval. Treas. seconded and all were in favor.

a. **Budget Report**

The Budget Committee had a meeting Saturday April 12th, 2025 to discuss the reserve study and draft a 2025/26 operating budget. Attending was Terry Hale, Brenda Reyes, and Mary Lou Milbourne. Larry Oreglia was not available to attend and was informed of the committee meeting minutes.

The budget was reviewed and adjusted based on current year actuals and planned expenses for the remainder of this fiscal year. Some line items increased and some decreased. Additional considerations were made for:

- The Insurance Broker suggested insurance rates could increase by 15%.
- An additional \$1,500.00 was added for new buoys.
- The largest addition was \$6,000.00 for Professional Fees in case the Association has to hire an outside accounting firm to handle the Treasurer's duties.

The committee recommended raising the dues \$60 for next year. This represents a 13.6% increase or \$5.00 per month. The proposed new annual assessment is \$500. We have 124 lots

@ \$500 = \$62,000 with a budget expense of \$41,400 and estimated \$20,600 allocated towards building our reserve fund.

Pres. made a motion to approve the Budget. Vice Pres. seconded and all were in favor.

b. Reserve Study

In reviewing the Assets, most line items increased by 5% with the exception of the Mailbox Area and the Pier. Those items were adjusted based on the recent additions to each which increased their values. Both were reset to a 30 year life span with this coming year as year 1. Our annual contribution this year shows \$22,574, which is \$182 per lot which is closely in line with the budget. Our reserve will be funded at 27.36% and if we need to raise money to fully fund our reserves, (\$302,000 when full) it would be \$2,439.00 per lot at 124 lots. The Budget and Reserve Reports will be in the Annual Policy Statement.

Pres. made a motion to approve the Reserve Study. Vice Pres. seconded and all were in favor.

6. Sub finance Committee Report

Vice Pres. thanked the Treas. for a good job. Everything checks and balances.

7. Aquatic Weed Treatment

Vice Pres. spoke with the Aquatic weed treatment company. Our contract for the treatment is April 1st to November 1st. Weed Tech Pro has been trying to get in touch with the county since April 1st for the permit. The county has not responded yet to when they will issue permits to begin treatment. Good news is with the cooler weather there hasn't been much weed growth in the water. Once Weed Tech Pro gets permits approved, notices will be sent out to the members. If a member wishes to have their lakefront property treated, please get in touch with the Vice Pres. The average cost per member is \$240.00 for personal property treatment.

8. Pier Report

Phase III is complete, the walkway to the outer platform, he will be completing work on phase I, which is the ramp for the launching side of the pier. The work on the pier is scheduled to be done by the end of April. The launch docks have been re-installed. We are considering an additional repair to the swim dock to replace the chains which break each year requiring emergency repair.

9. Canal Report

As the HOA is aware, the entrance to the canal has a large amount of sediment buildup from wave action scouring the lakebed and to a lesser extent roadway sediment deposited into the channel via storm drains.

Over the last several years I have provided profile sketches of the sediment buildup at the canal entrance. These sketches show a gradual increase in height of the berm but also width. The sediment buildup, along with the water level drop throughout the summer season,

prevents access into the canal beyond the first part of September. Only those boats, typically fishing boats, with a very low draft can navigate over the top of the berm into the channel. Several residents and I have spent numerous hours each year digging a "slot" in the berm with hopes of gaining access into the canal and extending the boating season.

As such, the HOA needs to proceed with clearing the sediment and providing access to the canal. To that end, I have had several lengthy conversations with Lakebed Management, Dept. of Fish & Wildlife and Army Corp of Engineers. These discussions revolved around both short-term and long-term solutions to the sediment buildup. The ideas discussed ranged from; Dredging (both suction and mechanical), Breakwater installation, Rip / Rap placement on lake bed into mouth of channel, Cofferdam installation to alter configuration of canal entrance, Automatic gate which could be raised and lowered pending wave action and some even more extreme ideas. Unfortunately, many of the ideas "kicked around" were unlikely to be approved by overseeing agencies for various reasons: Significant impact to the wildlife, Not economically feasible, long-term study required for some options, Potential damage to existing nearby structures, i.e. seawalls, etc.

During these conversations the option of dredging appeared to be the most cost effective and permissible option. Unfortunately, this dredging of the canal entrance will likely need to be conducted every few years along with the entire channel as has been the situation for the past 30 years I have been a resident.

As I have voiced previously, the HOA is responsible for maintaining Parcel B. It is worrisome that the number of complaints I have received regarding the condition of Parcel B has increased dramatically over the past year. We should be concerned that if a plan is not developed and implemented a resident(s) may threaten a lawsuit for failure to properly maintain Parcel B.

Survey

Recommend that a Bathymetry survey (mapping of the lake bottom) at the entrance to the canal and extending to the adjacent Lot Nos. 27, 60 (partial) and 61. This exercise would serve two purposes;

1. Determine the extent of the sediment buildup and the volume of the sediment which must be removed,
2. -Provide an understanding of the lakebed profile and soil depth adjacent to the Lot Nos. 27, 60 and 61 seawalls to determine possible impacts of excavation and possible excavated soil placement at base of these seawalls. As the HOA is aware the seawall along Lot 27 is showing signs of movement and cracking. Without in-depth documentation of existing wall and soil profile prior to commencing sediment removal, it is conceivable the homeowners could claim any work near their seawall has caused and/or accelerated damage to the seawall. Additionally, a detailed photo / video survey would also be performed prior to the start of the work. Such studies would mitigate the HOA's liability.

It would be beneficial to extend the survey to include all of Parcel B including the turn-around, pending cost.

This bathymetry study can be conducted in three different manners;

- The HOA hires a company to conduct this survey,
- The HOA rents the scanning equipment, such as a self-propelled / remote operated unit or hand-held device,
- Enlist the help of a fisherman who has a sophisticated side scan sonar on their boat.

Obviously, having an outside company conduct the survey would provide the best results and hopefully provide a better chance of defending against any potential damage claims, but would be the most expensive option.

Permits

The HOA will need to apply for new permits (Grading Permit CEQA, Streambed Alteration Agreement and Lakebed Encroachment) as the previous permits have expired and/or the method of excavation and soil disposal have changed. In the case of the Lakebed Encroachment Permit while it is still within the 5-year coverage there are additional issues which have canceled the permit.

To assure permits are issued in a timely manner for work to commence during the Dept. of Fish & Wildlife specified window of October 15 to December 31, it is recommended permits be submitted no later than June.

The approximate costs for these permits are as follows; (A final permit fee cannot be determined until the application is submitted with details of the work and supporting documents)

Grading Permit CEQA (Planning Dept.) – Approx. \$2,000.00

Streambed Alteration Agreement (Dept. of Fish & Wildlife) – Approx. \$1,900.00

Lakebed Encroachment Permit (Water Resources Dept.) – Approx. \$970.00

Building Permit (Building Dept.) – Mostly likely exempt

Excavation

Excavation of sediment at the canal entrance will need to be performed in the “wet”. As such the excavation will need to be performed by a barge mounted excavator. Suction Dredge is not a viable option as this requires a large area to construct a containment berm to pump the dredged material into while the liquid evaporates. Placement of a turbidity curtain will be required to contain suspended silt from mitigating into the lake. It is my hope that some of the sediment spoils can be placed against Lot 27 and 61 seawalls. I don’t believe Water Resources will allow placement of spoils on the lake side of the seawalls based upon comments made during recent discussions (a decision will be made at time of permit application). Any spoils that cannot be disposed of onsite, will need to be placed temporarily somewhere nearby to allow the material to drain/ partially dry out before loading into trucks for off- haul and disposal.

Approximate Costs;

- Mobilize / Demobilize Barge and Excavator – 2 Days at \$6,000 per Day

- Excavate Spoils & Place along Seawalls – 1 to 2 Days @ \$8,000 (pending volume to be removed)
- *(If all spoils cannot be placed against seawalls) Place Spoils on shore for Draining & Drying, Install containment curtain and/or wattles – 1 Day @ \$8,000 + Materials
- *(If all spoils cannot be placed against seawalls) Off-Haul & Dispose of Spoils – 10-Wheeler Truck Rental 1 Day @ \$1500/Day plus Disposal Fees @ \$65/Ton plus Large Track Loader to load Truck 1 Day @ \$1500/Day (pending volume to be handled possibly addition of 1 day)

The Canal Committee requests that the HOA Board of Directors provide direction as to how the Committee should proceed. While I'm willing to talk further with prospective companies about the project, I do not want to waste their time and mine if the Board is not willing and prepared to dedicate the resources for the project.

The members and board had a lengthy discussion regarding the above report and numerous ideas and options. There was agreement that a study of some sort would be the best next step. 2 members offered to assist Terry to attempt a self study of the canal using their boats/sonar. Additionally Terry will request a formal proposal and cost to rent equipment described above and/or contract with a company to provide the study.

10. **Amended and Restated CC&Rs and By-Laws**

Following a productive Town Hall held on March 26, 2025—with participation from 12 members—we gathered valuable feedback and addressed questions about the draft documents. As a result, two minor revisions were made to the drafts.

We now have a final clean set of documents which we will be sending out to the members along with the redline documents, to enable members to see the changes made since their last review.

Next Steps:

- **April 14, 2025** – General Notice issued (60-day notification): includes election date, time, location, and ballot return/counting details
- **April 25, 2025** – Distribution of final clean versions of the documents
- **May 14, 2025** – Ballots distributed to members. In the ballot you will check a yes or no box for each item:
 1. CC&Rs
 2. By-Laws
- **June 14, 2025 – Election Date** - Open meeting with ballot counting

We encourage our members to get out and vote. We have been working on the documents for multiple years now at an expense.

A total of 124 ballots will be issued

To amend the CC&Rs, we need a 2/3 affirmative vote – 82 affirmative ballots

To amend the Bylaws, a simple majority – 63 affirmative ballots – is required

Your voice matters—please take a moment to vote and help us bring our governing documents up to date. We encourage the members to talk with your neighbors to get out and vote. If we don't receive enough ballots to achieve a quorum, the board can extend the time to return ballots up to 30 days at a time.

11. **Operating Rules**

With revisions to the Bylaws and CC&Rs finalized, we can focus again on the Operating Rules. We will be sending out the current Operating Rules asking for feedback in the form of a survey, similar as we did for the ByLaws and CC&Rs. We will then share the feedback at the May open board meeting and make changes where necessary.

12. **Open Discussion**

The Architectural report was not on the agenda and there were updates to be shared.

The Chairperson gave the report.

This year there were 37 lots that needed attention for landscaping/weeds. Some members are asking for an extension to the timeline for personal reasons. The Committee will work with the member to determine a reasonable time frame, or a recommendation of a 3rd party to help complete the work if needed. If members don't address the violations in a timely manner they may face fines.

Comment: Trying to work with Public Works to get our county roads slurry sealed.

Comment: Update Contractor Referrals on our website.

Comment: 2025 CA Boater Card is required this year for any CA resident operating a boat, jet ski or watercraft. There is a focus on enforcement this year and you could face fines from the sheriff. The process to obtain a License involves online classes and tests, and takes about 4 hours. Links for more details:

- [CA Boater Card](#)
- [Boat US Foundation: CA Boating Online Class](#)

Comment: We are working on getting our buoys in place. We will need to purchase some new buoys since the storm blew some away. We will also try and apply stenciling with "Kono Taye" on them with hopes that if they break loose again, they will be returned.

Comment: Our annual Board of Directors election is rapidly approaching. We encourage all members to get involved and consider running for a position on the board. Please submit

Nominations to Mike Braley – Inspector of Elections by May 7, 2025.
(ktinspectorofelections@gmail.com)

13. **Adjournment**

Pres. made a motion to adjourn the meeting. Vice Pres. seconded and all were in favor.
The meeting was adjourned at 10:50 am.