



Kono Tayee Home Owners Board Meeting Minutes

July 3rd, 2021 10:00 am

Beach Area

1. Present at the meeting

Debbie Pryor, John McCloskey, Jim Valentine, Tom Atteberry, Tim Valentine, Jay Greenwell, Jim & Becky Hiss, Chris LeGue, Tim Shaon, Terry & Colleen Hale, Todd Marshburn, Mike Braley, Joe & Brenda Reyes, George Krishpinovich, Pat Ridgel, Terry & Alice Howery, Celeste Feldman and Curtis Beckwith.

2. Call to Order

The meeting was called to order at 10:01 am. John McCloskey led the members in the Pledge of Allegiance. Board members attending, John McCloskey, Todd Marshburn, Debbie Pryor, Jim Valentine and Tom Atteberry. John announced we had a Quorum.

3. Call for Inspector to count votes

Mike Braley declared we had a quorum of ballots, totaling 62. Asked if anyone needed to turn in a ballot prior to the counting. No one replied so went to start the counting. Counters were Mike Braley, Debi Cormack, Becky Hiss, and Ross Calvert.

4. Approval of minutes from April 17th, 2021 Virtual meeting

Debbie Pryor made a motion to approve the minutes from April 17th, 2021. John McCloskey seconded the motion and all were in favor.

5. Approval of the transfer of funds from the reserves to pay for the road repairs

John McCloskey made a motion to transfer \$28, 342.00 from the reserves to pay for the road repairs. Tom Atteberry seconded the motion and all were in favor.

6. Treasure Report

Debbie Pryor read the report.

Our expenses between April and June has been the purchase of two buoys & hardware, Property Clean up house near community beach, Landscaping, Postage & Utilities. The Banking statement and Account summary will be mailed out along with the minutes.

Debbie thanked the Board for keeping our overall expenses down. Debbie thanked John McCloskey for donating his time fixing things at no cost to the HOA and to the members who volunteer their time in helping. Jay Greenwell for donating curb paint which Brenda Reyes and Debi Cormack use for our curbs, Joe & Brenda Reyes for repainting our Kono Tayee sign and Darlene Stringer keeping the landscape around our mailbox area.

Homeowner's dues for the next fiscal 2021-2022 will be mailed out within the month. Your dues will be \$300.00, please try to mail early.

7. Financial Subcommittee report

Todd Marshburn read the report.

Everything has been reviewed without any conflicts.

8. President's Report

John McCloskey read the report.

1. I would like to thank the current board for volunteering their time to be on the board and working as a team when issues arise and need to be attended.
2. I would like to welcome all the new members into the community. Due to the covid-19 pandemic and the baby boomers reaching retirement age, our community has seen an increase in real estate activity.
3. Virtual Board meetings (Zoom meetings). Due to the required changes in social distancing and group gatherings, brought about by covid-19, the Board has been using Zoom format to conduct Board meetings. The Board will continue with open meetings at the beach area when possible (July and September). Additional meetings during winter months will be conducted using the Zoom format.

4. The road work on the non-county roads which was contracted almost 2 years ago was finally completed this year.
5. The ongoing canal maintenance issue. The Canal Committee has been researching different methods for the removal of the sand and gravel build-up at the entrance to the canal. They have contacted the different agencies involved in the removal process. Some of the agencies have responded and some have not. They have submitted applications for the removal of the material with Lake County. The permit has not been approved yet.
6. Low water in the Lake. This is the third year in a row with minimal rainfall. The lake level is below zero Rumsey, it is in negative numbers and will continue to decline until the rains return. The low water has created a problem for some of our members with launching and retrieving their boats.
7. Delinquent dues. To date the Board has successfully filed 2 liens against property for non-payment of dues. All out of pocket expenses were recovered along with the dues owed, interest and administrative cost.
8. The good news. To date the Board is operating in the black, the bills are being paid on time and the common area maintenance items are being addressed.
9. Thank you to all our members who take an active role within the community and lend a helping hand when needed.

9. Friends and Neighbors Committee report

Tom Atteberry read the report.

These cards were sent since the meeting of April 17th, 2021

Get Well Wishes to:

Dave Burrows for heart surgery

Nancy Piazza for heart surgery

Bill Lawver for health issues

Ernie Lee for health issues

A big Thank You goes out to all our neighbors who volunteer their time and service. From the Board and Committee members to those who help out with special projects, their efforts are really appreciated and contribute to keeping Kono Tayee a great place to live and play.

Just a reminder:

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

10. Residents Questions and comments

Question was asked about the dredging of the canal. We have requested the use of the desilting equipment from Corinthian Bay with no response as yet. The concern with dredging the canal causes the banks of the canal to slide back down into the canal and the current sea walls will be compromised with the lack of the sand or gravel undermining them. A Quay wall would be best to retain the property line along the canal without being undermined. Comment was made we could use an excavator to remove the soils in the canal, put the soils on a lot to dry out and then haul away. There was discussion regarding a culvert to be installed between the lake and the canal. It would have been best to have this installed in the beginning of the association. Now with the county road and all of the water pipes, electrical lines underground it would be very expensive to get this done.

The Board is waiting to hear from the Canal Committee as to which is best to open the mouth of the canal.

Be careful of rattlesnakes. A member's cat has been bitten by a rattle snake and at a very expensive vet cost.

With only one home left to be sold, which should be soon, a new roster will be sent out.

Start an open discussion for the next meeting regarding boats docked by the pier. Some members are abusing the privilege beyond the 7 day rule. We should discuss as to having a fine issued and the length of time they need to be not tied up to the dock.

11. Election Results

Mike Braley read the results of the election.

Congratulations to:

John McCloskey 50 votes

Todd Marshburn 54 votes

Tom Atteberry 52 votes

Debbie Pryor 55 votes

Jim Valentine 32 votes

Postage was \$276.00, 122 ballots were sent out. 62 were returned with 3 rejected, 1 no signature, 1 not deliverable and 1 wrong envelope. Under the Davis Sterling act we have to follow strict rules as to how and which ballots are not acceptable. 16 people were nominated and only 6 accepted.

12. Adjournment

John McCloskey made a motion to adjourn the meeting. Tom Atteberry seconded the motion and all were in favor. The meeting was adjourned at 11:16 am.