



**Kono Tayee Home Owners Virtual  
Board Meeting  
Minutes  
May 17<sup>th</sup>, 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, Pat Ridgel, Debi Cormack, Diane Ayala, Chris & Vi LeGue, Mike Braley, Mary Lou Milbourn.

**2. Call to order**

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

**4. Approval of April 19<sup>th</sup>, 2025 Board meeting minutes**

Pres. clarified the annual Dues will be \$60.00 more this year, making it a total of \$500.00 per lot.

Vice. Pres. made a motion to approve the minutes of April 19<sup>th</sup>, 2025. Sec. seconded and all were in favor.

**5. Approval of April 7<sup>th</sup>, 2025 Executive meeting minutes**

Sec. read the report.

All of the Board members were present at the meeting.

**Legal Issues**

**Voter Registry, Lot Mergers, and Assessments:** The primary discussion centered on verifying the voter registry and addressing open questions related to 2 merged lots.

**Randall Lot Assessment:** Pres. clarified that Randall's lot merger predated 1981, posing no issue. The board agreed that the structure, built in 1978, likely required the lot merger. The board re-affirmed Randall's lot qualified as one assessment and one vote.

**Krishpinovich Lot Assessment:** Regarding the Krishpinovich property, the board members agreed that they should be counted as having four assessments and four votes based on Natalia's statement in her letter dated 5/19/24. The Board agreed to draft a letter to Krishpinovich informing her about the board's decision regarding assessments. Vice Pres. volunteered to draft the letter, and the Board agreed to avoid involving the attorney unless necessary.

**Voter Registry Finalization:** The board finalized the voter registry, confirming the total number of assessed lots as 124.

**CC&R Amendment Vote Threshold:** A 2/3rds vote (66%) affirmative (82 votes) will be required to amend the CC&Rs, while a simple majority (63 voters) is sufficient to amend the bylaws.

**Ballot and Notification Schedule:** The board plans to send out the general notice on April 14th, distribute ballots on May 14th, and count ballots on June 14th. The possibility of a 30-day extension, if insufficient ballots were returned, was noted.

**County Code Violations:** The board discussed filing code violations against lot 62 and lot 52. They concluded that both instances warrant filing with the county, noting that the occupants continuously violated regulations. The Pres. and the Sec. will file the complaints on line with the County. The Board agreed to draft a response to lot 52's email, acknowledging her concerns but reiterating that RV living remains a county ordinance violation. Vice Pres. volunteered to draft the response.

**Attorney Fees Dispute:** A concern arose regarding legal fees billed for addressing merged lot issues with lots 100, 99, and 98. Pres. will discuss with the attorney options to address fees and payments related to members communicating directly with the lawyer.

**The meeting was adjourned at 10:34 am.**

Pres. made a motion to approve the minutes of April 7<sup>th</sup>, 2025 Exec. meeting. Vice Pres. approved and all were in favor.

Vice Pres. commented on a 30-day extension. If there isn't a quorum of ballots during the open meeting on June 14<sup>th</sup>, the Board can extend it up to 30 days, multiple times.

## **6. Treasurer Report**

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

**Income:** Interest on our two interest bearing accounts.

**Expenses:** Assoc. expenses, landscape, progress payment on Pier work, postage, printing, professional fees, garbage, and utilities.

This month we have paid Weed Tec \$3,000.00 for the spraying of Parcel B.

**7. Sub finance Committee Report**

Vice Pres. read the report. Everything looks good and balances.

**8. Buoy Maintenance**

Currently we have 4 buoys in the water right now. There are 4 buoys by the sheds that are ready to go in the water. Vice Pres. ordered 3 new buoys and supplies for anchoring them. Each buoy with supplies to anchor them costs \$500.00. The budget has allocated \$1,500.00 for maintenance of the buoys. Sec. found where the placement of each buoy is to be placed from a file that a member designed 20 years ago. The Board has asked JDM Construction for a bid on inspecting the buoys, lines and anchors on a yearly basis so we hopefully won't lose anymore. Vice Pres. ordered 3 more buoys along with stickers identifying as a Kono Tayee buoy if they ever got loose. Vice Pres. and another member will try and place the 4 buoys by Memorial weekend.

**9. Architectural Report**

Architectural chairman read the report.

In 2025 we have received 9 applications and 8 have been approved. The 1<sup>st</sup> Arch. Inspection was done April 14<sup>th</sup> with 37 First notice letters, 25 days to comply, sent to members. The 2<sup>nd</sup> inspection was done May 10<sup>th</sup>, 15 Second notice letters, 15 days to comply, sent to members and 1 First notice sent. Two members asked for a hardship extension due to circumstances. Gave suggestions as to whom to call to get the job done if not able themselves.

**10. Operating Rules Discussion**

Everyone should have received the ballots for the documents change by now. The counting of the ballots will be June 14<sup>th</sup>. We encourage everyone to fill them out and send them back. The ballot can be hand delivered prior to the opening of the June 14<sup>th</sup> open meeting.

The Operating Rules are now the next step in getting our documents in order. We have started this about two years ago, along with the documents, and asked for feedback from members. We have received feedback from members and the Board. They will be redlined and then shared with the membership for review and comment.

**11. Open Discussion**

Update on the aquatic weed treatment. The county finally issued the permits for Weed Tec to treat the weeds for the HOA Parcel B and swimming beach area along with the residents that requested it. Weed Tec will inspect the canal and beach area for weeds prior. Weed Tec will let us know when they will be doing the treatment.

Vice Pres. is working on updating the website, which is outdated.

**Friends and Neighbors Report:**

These are the cards that have been sent out since December 14<sup>th</sup>, 2024.

**Get Well Wishes for Illness and Injuries:**

Debbie Pryor, Terry Hale, Bob Sullivan

**Our Thoughts of Sympathy for their Loved ones lost:**

Colleen Hale, Brenda Reyes, The Joe Ramhorst Family

In memoriam, Joe was a longtime resident of Kono Tayee and a past HOA President. Many of us have fond memories of him riding around the neighborhood on his bike with always a friendly word to everyone he saw. He will be missed.

Please contact Debi Cormack if you'd like to have a card sent to a Kono Tayee neighbor on behalf of our community.

Two members have reworked the wiring for the pier, now the gangway lights along with the red and green lights at the end of the pier light up at night. The pole lamp by the flag is also working again. They discovered the light sensor has gone bad, so they switched it to a powered timer. Turning the power on at 7pm and off at 7am.

**12. Adjournment**

Pres. made a motion to adjourn the meeting. Vice Pres. seconded and all were in favor. The meeting was adjourned at 10:01 am.