



Kono Tayee Home Owners Virtual

Board meeting Minutes

October 29th, 2022

9:00 am

1. Present at the meeting

Jim Valentine, Frank Barnes, Mary Lou Milbourn, Jim Goudreau, Jim & Becky Hiss, Debbie Pryor, John McCloskey, Terry Hale, Tony & Sarah Glenn, Todd Marshburn, Terry Howery, Chris LeGue, Larry Oreglia, Ross Calvert and Ken Gehrkens.

2. Call to Order

The meeting was called to order at 10:03 am. John McCloskey let the members in the Pledge of Allegiance. The board members attending, John McCloskey, Todd Marshburn, Debbie Pryor, Larry Oreglia and Tom Atteberry. John announced we had a Quorum.

3. Approve minutes from September 3rd, 2022 board meeting

John made a motion to approve the minutes. Todd seconded and all were in favor.

4. Treasurer Report

Debbie Pryor read the report. Everyone will get a copy of the Banking Summary and Account Balance.

The past 2 months we have paid;

HOA Insurance \$6,247.00

Canal maintenance \$5,000.00

Landscaping \$2,000.00

As of today all of the HOA dues have been paid. There were two late fees applied and they have been paid as well.

5. Financial subcommittee report

Todd Marshburn read the report.

Everything balances and looks good.

Thank you Debbie for the good work.

6. Restating Documents Committee report

Larry Oreglia read the report.

I have been gone for the last month. Just got back a week ago. John and I have gone over some power points. Next I will reach out to the members on the committee to get their input, then give a report at the next meeting.

7. Canal Committee Report

John asked Terry who is in the committee. Terry replied himself and Ron Pryor. Ernie Lee has stepped down. John asked if that was enough and Terry replied nice if there was more. Tom Atteberry volunteered to be on the committee and Chris LeGue offered his help when needed.

Terry read the report.

To summarize I have broken it down into 2 sections, dredging the mouth and dredging the channel to the turnabout. The survey I did of the mouth, we would be removing about 50 – 60 cubic yards in order to be at -2ft Rumsey. The question is what we can do with the material removed. One thought is to put it on the canal banks, however heavy rains, rising lake level and wave action will cause it to slide down and fill up the lower portion of the canal. We are not allowed to put the materials on our beach area. At a later time we will try and survey the depth of the channel and the turnabout to determine the amount needing to be removed. I have contacted several of the Marine Construction outfits and only one returned my call. We need to locate a dump site that would be economical otherwise would be very expensive. The equipment itself is going to be expensive.

Comment was made in regards to similar work being done at Lands' End and for us to contact that Company. Terry will do a follow up with the member.

A direction for the committee to pursue, was stated at the meeting by John. That was to concentrate on cleaning the mouth or entrance to the canal nothing more at this time.

8. Pier Committee Report

John read the report.

John spoke with Brian Hall which had been sick but will pursue getting the documents of the reconfiguration of the pier. Mac's Marine can't give a quote until he sees the structural documents. Their initial estimate would be in the \$300,000 range. The first phase which would make the pier in an L shape would

be in the \$100,000 range. Which would deplete our Reserves leaving very little for the canal. We have a financial problem that needs to be addressed. So we need to get the structural documents and then get bids for the work. Comment was made that with the low water we should install and firm the cross bracing to help reduce the swaying of the pier. John suggested we think about increasing the dues in the future allowing us to repair the pier and the canal. If we raise our dues 20% per year over the next 4 years will help increase our reserves.

9. Launch Ramp Repair

Todd read the report.

There is a small group of residents that have volunteered time and materials to repair the concrete on the boat launch ramp. The group has extensive engineering, construction and concrete experience. (Tony Glenn, Terry Howery, Chris Legue) We would like to start this work the 2nd week of November. We estimate the work to be 2-3 days of effort and then the concrete would need to cure. This would require the boat launch ramp to be closed for 2-3 weeks. Majority of labor, tools and materials have been donated by residents. We are asking the board to approve an expenditure of approximately \$700 - \$1000 for concrete expenses.

Plan details:

- Estimated size of repairs 8' x 14' x 8" deep (depends on final water level)
- Remove steel plate, salvage steel straps and use to secure the main ramp to lower slab that appears to be separating.
- Remove existing rocks and debris on the lower end of the ramp up to the waterline.
- 2 x 6 wood form boards stacked to be 2 x 12, metal stakes, #3 or #4 rebar, drill and epoxy into current slab
- Estimate 2-3 yds of concrete (\$200/yd + delivery fees)

John suggested we reuse the steel plate to transition the edge of the ramp extension into the lake bed. John also said using rock or fill as the transition from new concrete into the lake is not allowed. Ref; Clearlake Shoreline Ord. section 23-12 number 12.2 Fill.

Todd made a motion to approve \$1,500.00 to repair the launch ramp as described in the Plan Details. Larry seconded and all were in favor.

10. Alternate Board member selection

John commented that we should have an Alternate Board member. In the past we almost didn't have enough board members to have a Quorum. The Alternate Board member who attends meetings, is not a voting Board member unless the

Alternate is to fill in to make a quorum. The Board is in favor of having an Alternate.

John made a motion to approve Jim Goudreau as the Alternate Board member. Larry seconded and all were in favor.

11. Friends and Neighbors Report

Tom Atteberry read the report.

Since the last meeting of September 3rd, 2022, cards were sent to these Kono Tayee neighbors.

Get Well Wishes to:

Jeanne Wallenstein for Covid illness
Dorothy Atteberry who had a small stroke
Terry Hale for heart stent surgery
Jack Stringer for back injury / surgery
Diane Ayala for recovery from cancer surgery

Thoughts of Sympathy to:

Pat Sullivan for the loss of her sister
Michelle Wieber for the loss of her mother

Just a reminder:

If you would like a card sent to a Kono Tayee neighbor on behalf of our community, please contact Debi Cormack at 707 274-6680.

12. Resident's questions and comments

Question: A question was asked as to how to respond to a members email to the Board.

Answer: It is difficult as a Board to answer an email without having a Board meeting. We can answer with, ask the question at the next Board meeting or direct them to the proper person for an answer.

13. Adjournment

John made a motion to adjourn the meeting. Tom seconded and all were in favor. The meeting was adjourned at 10:15 am.