

February 2016

Newsletter

Homeowners of
Kono Tayee Estates



Kono Tayee beach in January 2016- the water level is up!

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2015-2016 BOARD of DIRECTORS

PRESIDENT, Bob Sullivan
(707) 274-2750; bobsullivan33@aol.com

VICE PRESIDENT, Jim Hiss
(707) 533-5536; bjhiss@aol.com

DIRECTOR, Tony Marchese
(707) 274-1558; arm@onemain.com

TREASURER, Debbie Pryor
(925) 766-8681; rabbitca@hotmail.com

SECRETARY, Beth Shaver
ktsecretary@gmail.com

2015-2016 COMMITTEES AND COMMITTEE MEMBERS

ARCHITECTURAL COMMITTEE

Bob Sullivan- chair
Carol Benson
John Cormack
Tom Atteberry
John McCloskey

BUDGET COMMITTEE

Debbie Pryor - chair
Craig Courtemanche
Terry Hale
Larry Oreglia
Bob Sullivan (ex officio)

ROADS COMMITTEE

Bob Sullivan
Tom Randall
John McCloskey

SOCIAL COMMITTEE

Mike and Judy Braley

STEPPING OUT COMMITTEE

Open – *Seeking Volunteers*

**FRIENDS AND NEIGHBORS
COMMITTEE**

Debi Cormack

CANAL COMMITTEE

Bob Sullivan
John McCloskey
Tom Atteberry
Joe Ramhorst

KEEPER OF THE FLAG

John Cormack

ELECTION COMMITTEE

Mike and Judy Braley

**DAVIS STIRLING
COMMITTEE**

Jim Hiss- chair
Tom Atteberry
Yvonne Burrows
John McCloskey
Joe Ramhorst
Pat Ridgel

PRESIDENT'S COMMENTS

February 1, 2016

Happy New Year! I wish all our residents well in 2016.

The lake level is at 4.42 as of 02/01/2016. Let's hope for a lot of rain to fill the Lake.

There are several committees within our association. All committee members are volunteers and donate their time to serve the association. They invest a lot of time in serving the membership. They do so because they care about our community.

It seems some residents do not know how the committees work. Over the next few Presidents' Reports I will highlight the committees starting with the Architectural Committee.

The Architectural Committee is made up of 5 residents. The committee reviews all Architectural Applications and the scope of work to be sure it complies with not only our CC&R'S and By-laws but all County and State Codes. No one person controls the decision on the proposed work. The committee works with the resident to obtain approval. The Committee researches the matter at hand to be sure the project is in compliance. Several dozen applications are approved each year. The current Committee members are John Cormack, John McCloskey, Carol Benson, Tom Atteberry and I.

It is no secret when a resident buys a property in Kono Tayee that we are governed by CC&R'S and By laws. I hear all the time "I didn't know we had those types of rules here". The Real Estate Agents should disclose to the buyer the fact that we have these rules for approval process on exterior work. (Architectural Applications are available at our website at http://www.konotayeeestateshoa.com/Architectural_Application.pdf or get an application at the mailbox area.)

There are many opportunities in Lake County for residents to enjoy rural, rustic or planned developments such as Kono Tayee. In planned developments there are rules set forth when the development was formed. Over the years many new rules were put in place to keep up with the needs of the community to have a healthy, safe and a satisfying life here in our wonderful community. Historically, we have worked with our residents to bring any inspection issue to a voluntary compliance. In some cases the owner appreciated the notice as they did not realize the problem existed as they have not been to the property for quite some time. The community appreciates the residents of the community who have supported the efforts to improve our neighborhood. Things are looking good in Kono Tayee!

(continued on next page)

Each year the Architectural Committee performs Inspections of properties in our community. One item that we always either call or send a letter to the property owner is regarding weeds on their property. The best method of weed control is to have your property sprayed for weeds. Usually it only takes one application a year. Several local companies can do the spraying such as R B Pest Control 707-263-5245 or Pest Masters 707-275-3333.

FROM OUR SHERIFF Due to the storms that are expected, the Lake County Sheriff Brian Martin urges all residents to log on to the Sheriff website at www.lakesheriff.com and follow the City Watch link, the Nixle system or phone the office at 707-262-4200 for information on how to be alerted when a localized alert is broadcast.

MUSSEL STICKERS Reminder, Don't forget to get the 2016 Lake County Mussel stickers. I have the stickers. The cost is still only \$10.00. You need the county sticker even though you paid the state for the "Mussel fee paid sticker" You need to display both stickers. Call me first for an appointment.

LEASH LAW I have been asked to mention the County leash law and remind owners to clean up after their pet. (County of Lake muni code 5.4 and our By-Laws section F item III on page 18 of 23 refer to this.)

SPEED LIMIT The speed limit is 15 M.P.H. in Kono Tayee. Please slow down!

Alert!!!!!!!!!!!! A BEAR and BOBCAT in Kono Tayee? Yes, Positive ID on bear tracks at the entrance to the canal as well as a visual on the bobcat on Richard Drive. The Fish and Wildlife Warden suggests to keep an eye on your pets, and don't leave pet food outside for long periods of time. Report all sightings to Fish and Wildlife at 916-358-2900 and let me know so I can make a record of the sighting. Do not approach any wild animal. Usually they don't like you either but they can be very mean if they are startled.

Thank you to Brenda Reyes for taking charge to get a petition together for Caltrans to install railings on the highway. We have had way to many cars come off the hill into our neighborhood. She will working with the State of California Transportation Department on this.

I would like to see more events at the Beach / BBQ area this summer. How about a chili and or BBQ rib cook off or a paddle boat, canoe, rubber raft regatta? If you have any other ideas please let me know. Beth Shaver put together the community Thanksgiving dinner at the BBQ area last year. It was well attended and the weather was nice. We even had a campfire. We have a beautiful BBQ area so let's use it. It's fun to get together with our neighbors.

This community is a great place to live and for us to call our home. Please feel free to contact me with your comments, questions or suggestions. I'm always happy to hear from the residents.

Bob Sullivan 707-274-2750 BOBSULLIVAN33@AOL.COM

VICE PRESIDENT'S COMMENTS

January 9, 2015

The Davis Stirling Committee was formed to update our documents and be in compliance with HOA laws of the Davis Stirling Act.

The following timeline traces our progress through discussion, refining, and adopting changes in the draft.

April 4, 2015 At the KT Board meeting \$4,500 is approved to hire an attorney to provide a draft of our documents restated to include the Davis Stirling Act. This is after a year of the DS committee's discussions and researching what this process would entail.

September 15, 2015 A rough draft of the Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions (CCR's) from our attorney is given to the Board and the DS committee.

October 24, 2015 One half (#1-10) of the CCR's are presented to the Board by the DS committee. These points are discussed, amended, and Board adopted for our draft to be returned to the attorney.

November 12, 2015 The second half (#10-19) of the CCR's are presented to the Board by the DS committee. These points are discussed, amended, and Board adopted for our draft to be returned to the attorney.

January 9, 2016 The Bylaws are presented to the Board by the DS committee. The 37 points are discussed, amended, and Board adopted for our draft to be returned to the attorney.

February 27, 2016 At the next meeting the DS committee will present the Rules to the Board.

April 23, 2016 Target final draft and adoption by the Board in the 4 document areas of the Articles, CCR's, the Bylaws and the Rules.

In between the Board meetings the DS committee continues to meet to provide recommendations to the Board so they can review, discuss, and vote for the draft changes.

To pass and be implemented the redrafted document has to receive 2/3's positive members' votes for adoption.

Jim Hiss, Vice President

COMMUNITY ANNOUNCEMENTS

❖ **PETITION to CALTRANS for GUARDRAILS**

Brenda Reyes is requesting residents to provide photos or experiences with vehicles going off of the highway. They can send photos and/or just a short email explaining the dates and the event. Dates are very important even if they are just estimates. Please send them to Brenda at brendareyes911@yahoo.com.

❖ **MUSSEL STICKERS**

It's that time again! All residents need **2016** mussel stickers for their boats and personal watercraft. Cost is \$10 per watercraft. Contact Bob Sullivan at (707) 274-2750 or bobsullivan33@aol.com for assistance in obtaining your stickers. The Sheriff's office has ZERO TOLERANCE for noncompliance and they do not give warnings. If fined, expect to pay a \$100 ticket.

❖ **KONO TAYEE WEBSITE / FACEBOOK / EMAIL LIST**

Check out our website at www.konotayeeestateshoa.com for the latest community announcements and events schedule.

Help us **save money** on printing & mailing costs by receiving this newsletter & other correspondence by email. Contact Beth Shaver, Kono Tayee Secretary, at ktsecretary@gmail.com.

❖ **FRIENDS AND NEIGHBORS COMMITTEE**

Reminder to contact Debi Cormack if you know someone is sick or has lost a loved one. She will send a card on behalf of our Sunshine Committee. Contact Debi at 707-274-6680.

❖ **PET CLEAN UP**

Please be courteous and **pick up after your pets**. Obey the leash law.

❖ **MEMBERSHIP UPDATES (CONTACT INFORMATION CHANGES, OWNERSHIP CHANGES)**

Reminder to complete and submit the "Member Info Update Form," located on our Kono Tayee Website ([Kono Tayee website](http://www.konotayeeestateshoa.com)) for any contact information changes or ownership changes (name, address, phone, email changes, etc., or ownership changes). This form should be completed and sent to the Kono Tayee secretary, either by U.S. mail or scanned and emailed to ktsecretary@gmail.com. If you need a copy of this form, please visit our website at: www.konotayeeestateshoa.com> click the Forms & Documents link > Members Info Update Form
Note that forms are also available in the Mail Box area.

❖ **GARBAGE BAGS**

Garbage bags are available for \$4.50 per bag. If you're one of the families that purchase bags, you can get your bags from Brenda Reyes, 189 Harry Way, 916-740-0311 or Debbie Pryor, 7822 Cora Drive, 925-766-8681. We have a limited supply of bags available, so please call first before going to purchase your bags. We accept cash or checks can be made payable to Homeowners of Kono Tayee.

ITEMS FOR SALE / WANTED IN THE COMMUNITY

1. Brenda Reyes still has one green towel left at the Christmas party. Please contact her if you are missing one!
2. Jim Johnson and Pattie Moshell Johnson are looking for someone to do housecleaning once or twice a month. Please call them at 1-415-5199963 or 1-408-2044554 or 1-650-372-0256 or email: pamjrjm@aol.com

KONO TAYEE & COMMUNITY EVENTS CALENDAR

FEBRUARY

- Board Meeting: Saturday, February 27th at 10am. Focus is the review of the Rules document (the last reinstated document to the Davis Stirling Act). Location: Lucerne Senior Center.

APRIL

- Board Meeting: Saturday, April 23rd at 10am. Location: Lucerne Senior Center.

BOARD MEETING MINUTES

All Board Meeting Minutes can be found on our Kono Tayee Website ([Kono Tayee website](#)). Minutes are also posted at the mailbox when they are sent out by email. The Board Meeting Minutes from October, November, and January are included in this newsletter.

The latest Financial Statements are on the last 2 pages of this newsletter.

MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING
January 9, 2016

Held at the Lucerne Senior Center, 3984 Country Club Drive, January 9 at 10:00 am.

PRESENT AT MEETING

Board Members (Pres.) Bob Sullivan, (VicePres.) Jim Hiss, (Sec.) Beth Shaver, (Treas.) Debbie Pryor, (Dir.) Tony Marchese

Members: Becky Hiss, John Cormack, Debi Cormack, Brenda Reyes, Joe Ramhorst, Jennie Courtemanche, Craig Courtemanche, and John McCloskey

1. CALL TO ORDER

Pres. Bob Sullivan called the meeting to order at 10:09 am.

2. OPENING OF MEETING AND WELCOME

Bob Sullivan welcomed those in attendance and led the Pledge of Allegiance. With all Board members present, he announced we have a quorum.

3. APPROVAL OF PREVIOUS MINUTES

Bob Sullivan motioned to approve the minutes of the previous meeting and it was seconded by Jim Hiss, and passed by all.

4. TREASURER'S REPORT Debbie Pryor

Debbie Pryor gave the current financial report from July 1 to December 31 2015. The total in all accounts is \$104,809.29, with \$13,138.35 in checking, \$159.82 in petty cash, and \$91,511.12 in reserves as of December 2015.

Our income increased by \$5,797.93 which consisted of the collection of homeowner's dues, interest on our MM (reserve account), late charges, tax refund, and the sale of garbage bags.

Our expenses were \$6,733.06 which consisted of miscellaneous association expenses (room rental), donation to Sheriff's Office, insurance payments for business package and umbrella, lake encroachment permit, maintenance (Jason Brown), office supplies, postage & printing, professional fees (for work on Davis Stirling documents), signage, tax preparation, water & PG&E and we replenished the petty cash by \$200.00.

Bills paid after 1/1/2016: \$400.00 to Miguel Aguilar (new landscaper) for November and December 2015 work.

\$15,947.50 was transferred to the reserve fund on 9/16/2015.

Our Fictitious Name Statement was filed with the state. It is to be filed every 5 years. Filing it protects our Homeowners of Kono Tayee Estates name.

We have been asking for copies of the actual deed from the title company when ownership changes on Kono Tayee properties. The deed reflects the actual names of ownership that legally define membership in the Association. New owners should fill out the Kono Tayee information form (available on the website) so we have up-to-date contact information for them.

The Budget Committee will meet the end of February to recommend the next year's budget to the Board. Committees need to put in their requests prior to this time.

5. FRIENDS AND NEIGHBORS COMMITTEE Debi Cormack

Since the meeting of October 24, 2015:

Get-Well cards were sent to Ken Gehrkens for injuries from robbers and Tom Penn for leg surgery. Sympathy cards were sent to Tony and Claudia Marches and Joe and Brenda Reyes for loss of beloved pets. A Thank-You card was sent to Joe and Brenda Reyes for hosting the annual Christmas party.

Just a reminder to please contact Debi Cormack at 707-274-6680 if you know someone who is ill, has lost a loved one, or is new to the neighborhood so she can send out a card on behalf of Kono Tayee's Friends and Neighbors Committee.

6. PRESIDENT'S REPORT Bob Sullivan

Presidents Comments:

a) An Executive Session was held on January 8, 1916 concerning a legal matter. Per Civil Code 4935 Executive Sessions of the Board may be held without member attendance for matters of a private nature (to include legal issues).

b) The Board received a letter from Doug Kues, real estate broker, yesterday concerning lots 8 and 9. It is currently in review.

c) The Architecture Committee has approved the request for the Frederick family to remove yucca trees on their property. Brenda Reyes noted that a tree limb has fallen on 138 Kono Way that needs to be cleaned up. Jim Hiss asked what was happening with the shed on 7791 Alston. There was an issue with the location of the shed, but the county granted a variance for the shed to be located closer to the property line. John McCloskey mentioned that the overhang on 7876 Aston does not meet the setback requirements and was built without a county permit. The Architecture application for this overhang was rejected but the structure was built anyway. It was agreed that the Architecture Rules needs to be clarified per Davis-Stirling and updated with the rest of our documentation.

d) The Roads Committee is working on recommending to the Budget Committee to assign extra funds for fixing the private roads. These roads need concrete footings on the approaches to the houses to stop the asphalt from breaking.

5. VICE PRESIDENT'S REPORT Jim Hiss

The action of The Davis Stirling Committee is to update our documents to be in compliance with the Davis Stirling Act as updated in 2014. The documents include: Articles (the legal foundation that established the Board), CCRs (property owner rights), By-Laws (defines directors, committees, operating rules), and Rules (to include Architectural Committee rules, Canal rules, etc.)

The process is that the Board receives recommendations from the Davis Stirling Committee and will review, discuss, and vote for the draft changes to be submitted to the attorney. This process of Committee recommendations, community input, and the Board voting for changes will continue at Board meetings so the final draft can be presented to the association. To pass and be implemented the redrafted document has to receive 2/3 positive members' votes for adoption.

In December the committee supplied the Board with redlines to the By-Laws as written by the lawyer for approval. At the meeting the Board agreed to the following redlines:

Bylaw's: Referenced by page number, section, line, word.

1. Section 1.03 pg 1, line 2, OUT “shall be”, ADD after “Association” line 1, “is to maintain property values, adherence to and enforcement of our CCR’s”, continue with “to ownin common”.
2. Section 1.05 Definitions, line 2, “meanings specified in Second Restated Declaration of CCR’s,” go back to CCR’s and ADD “County roads are Richard Drive, Cora Drive, and Milos Court. Private roads are Harry Way, Kono Way, Alston Way, Richard Drive extension which are owned by individual property owners and are maintained by the Homeowners Association of Kono Tayee Estates.” as new section “n” under 1. Definitions. Parcel B is on (e) pg 2 and will be further defined in the Rules.
3. Section 3.03, pg 2, line 2, OUT “provided, however.....purposes of voting”. OUT “Accordingly” in next line. Continue with “If more than one person.....”
4. Section 4.02, pg 2, line 4, OUT “provided, however ... purposes of voting”.
5. Section 4.04 (b) pg 3, line 1,OUT “or by proxy”.
6. Section 4.04 (c) pg 3, OUT all of (c).
7. Section 4.04 (d) ADD as new (c).
8. Section 4.05 Proxies, OUT all of Section 4.05.
9. Section 4.06 (j) pg 7, 2nd paragraph, (ii) line 7, OUT all of (ii). Change next 6 references (iii) to (viii).
10. Section 4.07 pg 8, line 9, OUT “or at large director position”. Out “after shall be elected”.
11. Section 5.03 (c) pg 9, line 4, OUT “or by proxy.”
12. Section 5.04 (f) pg 11, line 2, OUT “or the Assistant Secretary”.
13. Section 5.05 (i) pg 11, line 2, OUT “represented in person or by proxy”.
14. Section 5.05 (ii) pg 11, line 4, OUT “or by proxy”.
15. Section 5.05 (b) pg 11, line 2, OUT “or by proxy”.
16. Section 5.06 (a) pg 12, line 4, OUT “or by proxy”.
17. Section 5.07 (a) pg 12, line 5 OUT “or by proxy”.
18. Section 5.07 (b) pg 12, line 1, OUT “or his or her proxy holder”. Line 3 OUT “or proxy holder.”
19. Section (vi) (2) pg 15 line 2, OUT “resident who,” REPLACE WITH “owner”.
20. Section (b) pg 15, OUT all of (b).
21. Section 7.02 pg 16, line 4, OUT the sentence “The Board may in its discretion....” through line 10. Continue with “All directors shall be....”.
22. Section 7.02 pg 16, line 8, ADD “or be a designated individual by a member to be eligible to run for office” after “All directors shall be Members”. Make a new sentence of “Members must be in good standing.....” Line 10 ADD “or designee” after Member.
23. Section 7.04 (a) pg 17, line 8, OUT “signed”, ADD “or a verbal commitment “ by the nominee. Line 8, OUT “Association Secretary”, ADD “nominating committee.”
24. Section 7.04 (b) pg 17, line 5, OUT “signed”, ADD “or a verbal commitment “ by the nominee. Line 8, OUT “Association Secretary”, ADD “nominating committee.”
25. Section 7.04 (c) pg 17, line 2, OUT “Secretary”, ADD “Treasurer”.
26. Section 8.03 pg 19, line 2, OUT “at least....infrequently as”.
27. Section 8.06 (ii)(2) pg 22, line 1 and line 3, after “or staff” ADD “or Directors”.
28. Section 9.01 pg 24, line 6 OUT “and to do....in common”. ADD after Declaration “of CCR’s and the Rules”. (Note that everywhere Declaration is stated we’d like to replace with Declaration of CCR’s.)
29. Section 9.02 pg 25, Add “(g) The members of a committee shall be entitled to reimbursement for reasonable expenses with preapproval from the Board.”
30. Section 10.01 pg 25, line 4, OUT “(who may also be directors),” REPLACE with (one of whom may be a director except if the committee is short of volunteers for that committee), Line 5 ADD after shall “report to the Board and” have all the authority...

31. Section 11.01 pg 26, line 2, ADD "and Director at Large" after "a Treasurer". OUT "and" in line 2 just before "Treasurer". OUT the next sentence "The Association may.....provisions of Section 11.03".
32. Section 11.04 pg 27, line 4, OUT "Usually vested in the office of president of a corporation"
33. Section 12.03 pg 28, line 7, ADD "or Director at Large" after "Treasurer".
34. Section 12.04 pg 28, line 10, After "5520" ADD ", CCR's Section 8k (i)(iv))"
35. Section 12.04 pg 28, line 14, Add "or Director at Large" after "Treasurer".
36. Section 12.07 pg 29, line 1, OUT "At least every three years" REPLACE Annually,. Line 4 OUT "if the current....for that period."
37. Section 14.02 pg 35, line 3, OUT "only if the Member.....as a Member". OUT next line completely "If the Association.....access to the list". OUT in next line "Notwithstanding the foregoing". Continue with "Member may opt out..."

The committee acknowledged that the following needs to be added to the Rules:

1. Dogs must be leashed at all times per Lake Co Ordinance.
2. Camping and use of recreational vehicles.
3. Storage of Boats and Trailers on lots.
4. Road access on non county roads.
5. Parking in the association.
6. Trailer parking on roads.

The next Davis Stirling Committee meeting will be held on Feb 1. The committee will review the Rules and submit them to the Board prior to the next Board meeting on Feb 27. The goal is to have the lawyer redo drafts of the document with our provided redlines so that a complete package can be reviewed by the Board at the April Board meeting.

8. RESIDENTS QUESTIONS, INPUT AND/OR COMMENTS

Brenda Reyes has 2 items left from the Christmas party: an aqua tea towel, and a plate with red and green stripes with a hole in it. Please see her to collect your items!

Debi Cormack asked when CalTrans plans to put the berm back on Highway 20 above us. Bob Sullivan answered that there was no estimate, but there are sandbags there.

9. OLD BUSINESS

None.

10. NEW BUSINESS

John McCloskey said we have a safety issue and that guardrails need to be put on Highway 20 to protect the community. He stated that there have been at least 4 accidents in the last 10 years where cars have come down into Kono Tayee properties. Bob Sullivan asked Brenda Reyes to work on starting a petition for guardrails. She accepted the assignment.

11. ADJOURNMENT

The meeting was adjourned at 12:36 pm.

The next Board meeting is slated to be held February 27, 2016.

Respectively submitted by Beth Shaver, Secretary

MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING

November 12, 2015

Held at the Lucerne Senior Center, 3984 Country Club Drive, November 12 at 2:00 pm.

PRESENT AT MEETING

Board Members (Pres.) Bob Sullivan, (Vice Pres.) Jim Hiss, (Sec.) Beth Shaver, (Treas.) Debbie Pryor, (Dir.) Tony Marchese

Members: Kerry Shaver, Vyonne Burrows, Tom Atteberry, Becky Hiss, and Joe Ramhorst.

1. CALL TO ORDER

Pres. Bob Sullivan called the meeting to order at 2:03 pm.

2. OPENING OF MEETING AND WELCOME

Bob Sullivan welcomed those in attendance and led the Pledge of Allegiance. With all Board members present, he announced we have a quorum.

Bob Sullivan stated that Kono Tayee residents donated \$1775 to the Lake County Sheriff's Organization for their annual dinner in support of their heroic efforts this year. The Sheriff's Organization sent John Drewrey, President Lake County Sheriff's Association, Lieutenant Taylor, and Sheriff Brian Martin to Bob's house and presented him (on behalf of Kono Tayee) with an appreciation plaque. Great job Kono Tayee!

3. APPROVAL OF PREVIOUS MINUTES

Bob Sullivan asked if there was a motion to approve the minutes of the previous meeting. Beth Shaver announced that there was a correction to the October meeting minutes. The minutes stated that the "next full meeting" would be January 9th, and since this is a full meeting, then it was in error. Beth Shaver made a motion to approve the change to "next meeting in 2016 will be held on January 9th" and to approve the minutes as modified. Bob Sullivan seconded the motion. The motion was passed by all.

4. REVIEW OF DAVIS STIRLING COMMITTEE'S CCR RECOMMENDATIONS

The committee supplied the Board with redlines to the Restated Declaration of Covenants, Conditions and Restrictions (CCRs) as written by the lawyer for approval. Jim Hiss described the process at the last meeting: the Board receives recommendations from the Davis Stirling Committee and will review, discuss, and vote for the draft changes to be submitted to the attorney. This process of Committee recommendations, community input, and the Board voting for changes will continue at Board meetings so the final draft can be presented to the association. To pass and be implemented the redrafted document has to receive 2/3 positive members' votes for adoption.

The committee submitted 16 items of redlines to the CCRs to approve. At the last meeting we got through 10 of them. Here are the rest:

1. Page 5, Section (c)--in line 7 remove the sentence "The members...Committee function." **AGREED by all, but need to include words about expenditures by Board members in the CCRs elsewhere. This was approved at the last meeting but at this meeting Jim Hiss made the motion that was**

seconded by Tony Marchese that all words on expenditures by committees be put into the By-Laws. The motion carried with Bob Sullivan and Beth Shaver opposed.

2. Page 5, Section (d)--in line 5 remove landscaping, in line 6 remove and similar features add and before color schemes. There was much discussion here on “trees” vs. “landscaping”. Jim Hiss motioned to remove “landscaping”. It was seconded by Tony Marchese. The motion carried with Bob Sullivan and Beth Shaver opposed.

Tony Marchese motioned and Debbie Pryor seconded that the word “trees” be included in the paragraph. The motion carried with Bob Sullivan and Beth Shaver opposed.

The term “similar features” was discussed and Bob Sullivan motioned that since we didn’t have a specific definition for this that we leave this as is until we can get an explanation for the lawyer. Debbie Pryor seconded. The motion was AGREED by all.

Tony Marchese motioned that we include “and trees,” above to indicate placement only of trees. Jim Hiss seconded. The vote was tied: Jim Hiss and Tony Marchese in favor of and Bob Sullivan and Beth Shaver against. Debbie Pryor abstained. No action was taken on this.

3. Page 11, Section (d) (i)--in line 7 reference does not fit, Article 15 (f)???. Jim Hiss motioned that the reference should be 8f. Beth Shaver seconded. All AGREED.
4. Page 13, Section (h)-- in line 2 & 3 reference does not fit, Article 14 (b), 14 (c)???. Perhaps 8(ii) & 8(iii)???. Jim Hiss motioned that the reference should be changed to 8b and 8c. Debbie Pryor seconded the motion. All AGREED.
5. Page 17, Section (I)in line 4-- reference does not fit, Article 14 (i)(ii)(E) through Article (j)(ii)(G)???. Perhaps 8???. Jim Hiss motioned that the reference should be changed from 14 to 8. Tony Marchese seconded. All AGREED.
6. Page 23, Section 14--in line 1 “Reservation” Remove this section. Though the committee recommended this section be removed, Jim Hiss motioned that we keep this (as it is in our CCRs currently) and remove the words “a pathway”. Tony Marchese seconded. All AGREED.

Jim Hiss motioned and Beth Shaver seconded that a paragraph be added here “The Association parcel strip, 15 feet wide, between Lots 41 and 42 is reserved for a pipeline and pump station. It is not to be used for public access”. The motion was AGREED by all.

7. Page 24, Witness—Add signatures of all Board Members at end of document. This was motioned by Jim Hiss and seconded by Debbie Pryor and all AGREED.

Other changes: Jim Hiss motioned and Beth Shaver seconded that “July 2, 2016” be put on page 1 as the date the restated CCRs are approved. It is the intent of the Board to put this on the ballot with the voting for the 2016-2017 Board. The motion was AGREED to by all.

Jim Hiss motioned that the assessment due date be added on page 9 and page 15 as “September 1” and assessment delinquent by “September 15”. All AGREED.

Beth Shaver motioned and Jim Hiss seconded that the typo on page 19 be “Section 3”, not section 2, and the on page 23, section 14 “it” should be “is”. All AGREED.

Beth Shaver suggested that things like our responsibility for non-county roads and PARCEL B restrictions should be included in the CCRs.

The Board suggested it review the By-Laws before taking the CCR changes back to the lawyer. Jim Hiss is planning on getting his committee together to review the document and submit redlines to the Board prior to the January 9th meeting.

5. RESIDENTS QUESTIONS, INPUT AND/OR COMMENTS

Tony Marchese gave a thank you to Beth Shaver for organizing the Friends and Family Thanksgiving. It was a wonderful event with over 30 people participating in food and drink. Brenda Reyes made table decorations and provided us with Thanksgiving trivia. We hope to make this an annual event!

Big thank you from the Board to Joe Reyes for his assistance in helping Jim Hiss pull out the swim buoys!

Tom Atteberry suggested we revisit the idea of getting a clubhouse for meetings, events, and having a bathroom to use. The Board said this was discussed a few years ago and would be very costly- first we would need about a \$5000 special assessment per lot just to obtain the property. Then add the cost of upkeep, liability, and possibly a property manager to manage the usage of the property. Due to these costs, the Board is not willing to pursue a clubhouse at this time.

6. ADJOURNMENT

A motion to adjourn the meeting was made by Jim Hiss, seconded by Bob Sullivan, and was approved. The meeting was adjourned at 3:50 pm.

Respectively submitted by Beth Shaver, Secretary

MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING

October 24, 2015

Held at the Lucerne Senior Center, 3984 Country Club Drive, October 24 at 10:00 am.

PRESENT AT MEETING

Board Members (Pres.) Bob Sullivan, (VicePres.) Jim Hiss, (Sec.) Beth Shaver, (Treas.) Debbie Pryor, (Dir.) Tony Marchese

Members: Kerry Shaver, Lee Melcher, Marlene Melcher, Pat Ridgel, Becky Ridgel, Vyonne Burrows, Doug Milbourn, Mary Lou Milbourn, Carol Benson, Tom Atteberry, Becky Hiss, John Cormack, Debi Cormack, Brenda Reyes, and Joseph Reyes.

1. CALL TO ORDER

Pres. Bob Sullivan called the meeting to order at 10:02 am.

2. OPENING OF MEETING, WELCOME, APPROVAL OF PREVIOUS MINUTES

Bob Sullivan welcomed those in attendance and led the Pledge of Allegiance. With all Board members present, he announced we have a quorum.

Bob Sullivan asked if there was a motion to approve the minutes of the previous meeting and an objection was made by Pat Ridgel. Pat's objection was that if a motion was tabled it had to be brought up again at the next meeting. The tabled issue was about Board members being on committees. The Board didn't remember making the motion or it's being tabled, only that it was discussed. Jim Hiss clarified the Board's action and explained that the Board had approved the committee members at the last meeting and that only 1 Board member was on each committee (except for the Budget Committee where Bob Sullivan is an ex officio member (tie-breaking voting privilege only) with Debbie Pryor).

A motion was made by Jim Hiss and seconded by Tony Marchese that for this year only, only 1 Board member would be on each committee. The motion was passed by all.

Beth Shaver made a motion to approve the minutes of the previous meeting, seconded by Debbie Pryor, and was passed by all.

3. TREASURER'S REPORT Debbie Pryor

Debbie Pryor gave the current financial report. The total in all accounts is \$108,450.14, with \$16,784.70 in checking, \$166.78 in petty cash, and \$91,498.66 in reserves as of October 23, 2015.

Our income increased by \$4,793.24 which consisted of the collection of homeowners dues (which all dues are up to date), interest on our MM (reserve account), late charges, tax refund and the sale of garbage bags. Our expenses were \$5,958.06 which consisted of donation to Sheriff's Office, insurance payments for business package and umbrella, lake encroachment permit, maintenance (Jason Brown), office supplies, postage & printing, professional fees (for work on Davis Stirling documents), signage, tax preparation, water & PG&E and we replenished the petty cash by \$200.00.

There are no current bills at this time.

Approved by the Board at the last meeting, \$15,947.50 was transferred to the reserve fund.

It was noted that full financial reports will be given quarterly.

4. PRESIDENT'S REPORT Bob Sullivan

Presidents Comments:

a) Kono Tayee Homeowner Rosters should only be given to owners, not tenants (or renters) in the community. Bob Sullivan made a motion, seconded by Beth Shaver that 1) a statement be put on the roster that this information is for members only (not to be given to contractors or solicitors), and 2) remove the part time (PT)/ full time (FT) designation as this is a security risk, and 3) there be a separate tenants list. The motion was approved unanimously. Beth Shaver agreed to work on getting current tenant information and to send out the roster to the community as soon as possible. (Note: the Roster was sent out email on 10/24/15.)

b) There has been a total of \$1500 in donations from Kono Tayee residents to the Sheriff's Office Appreciation Dinner. Bob Sullivan mentioned several instances of support from the Sheriff's Office throughout Lake County during the summer's fires.

c) The Architecture Committee has done property inspections and has contacted owners (and sent out letters) about cleaning up the weeds on their properties.

d) Several neighbors reported unusual door-to-door solicitors in the area on October 9. The Sheriff was notified. If you are suspicious, don't let solicitors in your house, don't confront them, but get license plate numbers of cars and call the Sheriff's office (707-263-2690).

e) Status on the unmetered water line to the post office box area was given. Bob Sullivan has contacted Mark Dillinger, head of Special Districts and they are aware of the situation. They are looking into determining if water is needed for the sewer line. They are considering metering the line to monitor the usage, but if they do it shouldn't be a charge to us. This issue is not an immediate one, so status of Special Districts will be reported at the next meeting. There was discussion on landscaping the mailbox area with drought tolerant plants. No action was taken at this time.

5. VICE PRESIDENT'S REPORT Jim Hiss

Jim Hiss reiterated the actions of the The Davis Stirling Committee: 1) to update our documents to be in compliance with the Davis Stirling Act as updated in 2014, 2) phase 1 would be a update of our documents without creating or deleting requirements, and phase 2 would be an update to change our requirements, and 3) hire an attorney to draft the updates. The documents include: Articles (the legal foundation that established the Board), CCRs (property owner rights), By-Laws (defines directors, committees, operating rules), and Rules (to include Architectural Committee rules, Canal rules, etc.)

The committee supplied the Board with redlines to the Restated Declaration of Covenants, Conditions and Restrictions (CCRs) as written by the lawyer for approval. There was an objection by Pat Ridgel about the Board approving anything from the Committee. Jim Hiss stated that the process is that the Board receives recommendations from the Davis Stirling Committee and will review, discuss, and vote for the draft changes to be submitted to the attorney. This process of Committee recommendations, community input, and the Board voting for changes will continue at Board meetings so the final draft can be presented to the association. To pass and be implemented the redrafted document has to receive 2/3 positive members' votes for adoption.

The committee submitted 16 items of redlines to approve. At this meeting we got through 10 of them as follows:

1. Page 3, Section 2. Purpose---Paragraph be moved before 1. Definitions to become the new 1. Definitions would be 2. **AGREED by all**
2. Page 2, Section (i)"Improvement"---In line 3 remove landscaping in line 4 remove fixture, equipment, in line 5 remove gutter, skylight, siding, in line 6 remove window, shutter screen door, hedge, lawn and add garage

door, in line 7 remove planter, spa, air conditioning equipment, antenna, pole, utility line. Remove the word "control" from Architectural Control Committee in line 3. Remove the words "landscaping" through "provided" in lines 3 through 8. AGREED by all.

3. Page 3, Section (i)--In line 9 remove landscaping. This is just a definition of a Lot. Keep the section as-is. Jim Hiss and Tony Marchese voted against. The rest of the Board AGREED with 3-2 vote to keep the section as-is.
4. Page 4, Section (c)--in line 2 remove Extensions Lots and replace with Lots 125-129. AGREED by all.
5. Page 4, Section (h)--in line 1 remove two story & replace with multi story buildings. DISAGREE. The original CCRs specifically call out 2 stories. AGREED by all to keep the section as-is.
6. Page 4, Section 4.--in line 2 remove three (3) & replace with consisting of a minimum of 3. AGREED by all. We have been working with more than 3 members on the Arch. Committee.
7. Page 4, Section 4, (a) (i)--in line 2 remove three (3) & replace with one (1). AGREED by all. Membership on the Architectural Committee has only been 1 year.
8. Page 5, Section (c)--in line 2 remove any two (2) & replace with a majority of members. AGREED by all.
9. Page 5, Section (c)--in line 3 remove the sentence "In the event...during such absence." AGREED by all.
10. Page 5, Section (c)--in line 7 remove the sentence "The members...Committee function." AGREED by all, but need to include words about expenditures by Board members in the CCRs elsewhere.

As the time was getting late it was agreed by the Board to hold another Board Meeting on November 12 at 2 pm with the Review of the Davis- Stirling CCRs as the only item on the agenda.

6. FRIENDS AND NEIGHBORS COMMITTEE Debi Cormack

The following cards were sent since the meeting of September 12, 2015:

Get-Well cards to: Celeste Feldman for thumb injury, Terry Hale for shoulder surgery and Bill Lawver for surgery on neck.

Sympathy card was sent to Michael and Janice Presz for loss of Michael's mom.

Welcome card was sent to the Ryan German family- our new neighbors.

Just a reminder to please contact Debi Cormack at 707-274-6680 if you know someone who is ill, has lost a loved one, or is new to the neighborhood so she can send out a card on behalf of Kono Tayee's Friends and Neighbors Committee.

7. DISASTER RESPONSE PLANS Tony Marchese and Brenda & Joe Reyes

Tony Marchese stated that 7 years ago a telephone tree was started to check on residents living alone. Tony will be updating the telephone tree and is looking for people to add to the tree. He has forms that people can fill out that include information on where a key to the house is, and phone numbers of relatives to notify for emergencies. This data will be kept private. Information on this will be posted on the bulletin board in the mailbox area soon.

Brenda Reyes will be hosting a class on Friday, November 13 at 10:00 am on "How to Prepare Your Ready-To-Go 72 Hour Kit" for disasters and evacuations. The class will be 90 minutes long and will be held at her

house at 189 Harry Way. Please bring paper, pencil, and a backpack. For questions you can call Brenda at 916-740-0311.

Joe Reyes reported that he is trying to get the Fire Department out to check our fire hydrants in the area and to identify reflectors in the street that need replacing. He will be putting together a check list for homeowners to use to ensure they are prepared for a fire disaster (e.g. placing firewood not too close to home, check that fire alarms are in working order, etc.)

Joe is also looking at escape routes and shelter-in-place plans for fire disaster and, as the seasons change, for flooding or mudslides.

There was discussion on the storm drains being clogged up. Bob Sullivan said these were the County's responsibility and he will be talking to them to get them cleaned out.

8. OLD BUSINESS

At the last meeting Celeste Feldman requested the Board consider placing mooring buoys in the Kono Tayee cove for docking boats at busy times. According to Bob Sullivan, the County of Lake Water Resources has guidelines for placing a mooring buoy. Lakefront property owners may place 1 buoy per parcel. It must be established that the proposed use will not cause significant harm to navigation, safety or health. The buoys must be annually inspected and maintained.

Bob stated that Richard Drive owners are not interested in putting mooring buoys in front of their lakefront lots. Kono Tayee could put them in front of the beach area (lot 63 and 64) at a cost of about \$800.00 each, but it would cause a navigation hazard since the pier and swim platform are so close (as well as possibly disturbing the boat ramp traffic). Tom Atteberry suggested we could change the swim area lines (decrease the swim area) to allow beaching of boats. The Board stated this would be a safety issue. Bob Sullivan made a motion and Beth Shaver seconded it to not place mooring buoys within the Kono Tayee lakefront of Lots 63 and 64. It was approved unanimously.

A solution to the docking of boats at busy times was to anchor your boat elsewhere in the lake and ensure that it is lit properly at night to avoid collisions.

Vyonne Burrows asked about buoys; she said she needed one in front of her house to stop speeding boats. Bob Sullivan will take a look at it. Vyonne complained about fisherman destroying her boat upholstery with fish hooks and not respecting our property. A suggestion was made to take a picture or video if you see bad behavior and report it to the Sheriff's Office.

9. NEW BUSINESS

No new business.

10. ANNOUNCEMENTS

Join us at Halloween Pet Parade, October 31st at 4pm. Meet outside Johnson's house 7795 Richard Drive. Ride (golf cart), walk, skateboard or bicycle in the parade. Come in costume- you and your pet and vehicle! Lots of scary fun!

Davis-Stirling CCR review Board Meeting on November 12 at 2 pm. We will review the Committee's redlines to the CCR draft received by our lawyer.

"How to Prepare Your Ready-To-Go 72 Hour Kit" class by Brenda Reyes on November 13 at 10 am at the Reyes home on 189 Harry Way.

The annual Christmas Party "Catch the Spirit" will be hosted by Brenda and Joe Reyes on December 5th. The party is planned to start at 6 pm. There will be a "white elephant" gift exchange. More information will follow later.

Next full Board Meeting on January 9th

11. RESIDENTS QUESTIONS, INPUT AND/OR COMMENTS

Several cigarette butts have been found throughout the neighborhood. This is litter and affects the aesthetics of our neighborhood. Please be considerate and pick up your butts!

Remember that dogs should be on leash when in the community. Do not let your dog roam free!

People have been better about observing the 15 mph speed limit within Kono Tayee. But please slow down when coming down Cora Drive.

12. ADJOURNMENT

A motion to adjourn the meeting was made by Beth Shaver, seconded by Tony Marchese, and was approved. The meeting was adjourned at 12:49 pm.

Respectively submitted by Beth Shaver, Secretary