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### 2017 BOARD OF DIRECTORS

**President,** Mike Morarity  
[moraritysr1@aol.com](mailto:moraritysr1@aol.com)

**Vice President,** John McCloskey  
(707) 274-9560; [jmcc7806@yahoo.com](mailto:jmcc7806@yahoo.com)

**Treasurer,** Debbie Pryor  
(925) 766-8681; [rabbitca@hotmail.com](mailto:rabbitca@hotmail.com)

**Director,** Jim Johnson  
(415) 519-9963 (cell); (707) 274-8129;  
(650) 372-0256; [plasterind@aol.com](mailto:plasterind@aol.com)

**Secretary,** Jeanne Wallenstein  
(925) 872-7191; [ktsecretary@gmail.com](mailto:ktsecretary@gmail.com)

### 2017 COMMITTEES AND COMMITTEE MEMBERS

#### ARCHITECTURAL COMMITTEE

Co-Chair, Beth Shaver  
Co-Chair, Bob Sullivan  
Mike Braley  
Terry Hale  
Brenda Reyes

#### BUDGET COMMITTEE

Chair, Debbie Pryor  
Craig Courtemanche  
Terry Hale  
Tony Marchese  
Larry Oreglia, Jr.

#### ELECTION COMMITTEE

Chair, Mike Braley

#### FRIENDS & NEIGHBORS

Debi Cormack  
Brenda Reyes

#### KEEPER OF THE FLAG

Joe Reyes

#### SOCIAL EVENTS

Beth Shaver



**Present at Meeting**

Ernie Lee, Ellen Lee, John McCloskey, Debbie Pryor, Mike Morarity, Celeste Feldman, Jeanne Wallenstein, Vyonne Burrows, Jim Hiss, Becky Hiss, Joe Reyes, Brenda Reyes, Jim Johnson, Debi Cormack, Steve Bellah, David Wallenstein, Curt Beckwith, Carol Beckwith, Tony Marchese, Jim Valentine, Pat Ridgel, Becky Ridgel, Mike Braley, Judy Braley, Lynn Morarity and Leo Garcia.

**Call to Order/Opening of Meeting**

Mike Morarity called the meeting to order at 12:00 pm, and thanked everyone for coming. Mike Morarity led us in the Pledge of Allegiance. Board members present included Mike Morarity, John McCloskey, Debbie Pryor and Jim Johnson. Mike Morarity announced that a quorum was present.

**Minutes of Previous Meetings**

Debbie Pryor stated that the January 10, 2017 Board Meeting Minutes will be put on hold, revised, and added as an agenda item at our next Board meeting. The January 10, 2017 Board Meeting Minutes will be revised to remove names of specific owner comments, as recommended by Robert's Rules of Order. The Board reminded those attending the meeting that Kono Tayee maintains an open forum for board meetings, where member input and discussion is welcomed. General comments were made from those present about the benefits of including names as reference of opinions. Mike Moriarty reminded attendees that the primary purpose of the minutes is to reflect what the Board discussed and decided at Board meetings.

**Restructure of Existing Board Members**

Mike Moriarty announced and accepted the resignation of President Bob Sullivan and Secretary Tom Atteberry. Mike Moriarty made a motion to move himself into the President position, move John McCloskey into the Vice President position, move Jim Johnson into the Director position, keep Debbie Pryor as Treasurer, and add Jeanne Wallenstein as Secretary. John McCloskey seconded the motion and all approved. The Board decided to not fill the Alternate Director position. The Board is in the process of collecting documents and project status from Bob Sullivan, county officials, and various contractors.

**Treasurer's Report**

Debbie Pryor reported miscellaneous expenses including \$750 for the first payment of the beach survey, \$600 for asphalt removal at the Alston/Richard corner, \$325 for RB Pest Control, and postage and monthly maintenance costs. Debbie asked for a second \$750 check to be paid for the beach survey. Debbie stated that the Budget Committee would meet February 17, 2017.

**Old Business**

Brenda Reyes thanked those who contributed to the beach survey, and invited surveyor, Steve Bellah of Conser Land Surveying, to provide an update. Steve completed the preliminary record of survey, and will submit it to the Country Surveyor for review before the survey can be finalized and certified, and the new monuments set. Steve mentioned difficulties in completing the survey because of weather and because he could not find original monuments. There was some follow up discussion from members about possible knowledge of available monuments and photographs, indicating the location of original monuments. Steve anticipates the final, certified survey to be completed within 1-2 months. He reminds residents not to remove or destroy any monuments (iron, rebar markers) found. Survey costs have exceeded the original contract amount. Survey donations are still welcome.

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John McCloskey reported that the original contractor that was hired to remove the concrete patch at the corner of Alston/Richard returned the \$600 check and refused to do the work. Several other contractors have also declined to do the work. John will discuss this matter with the property owner and ask if he can do it himself.

### **Resident's Questions, Input and/or Comments**

Brenda Reyes mentioned the Architectural Committee's preliminary discussions about wheel chair access to the pier at the barbeque area. Debbie Pryor suggested continuing the discussion as an agenda item at the next Board meeting, where it can be more fully discussed in terms of budget, ADA requirements, construction complexities, etc.

There was general discussion about the preliminary work the Architectural Committee is doing to review and revise the Architectural Rules for the new CC&Rs in a Phased 1 (update to current regulation), Phased 2 (proposed changes) approach. Discussion followed about the process that needs to take place to review and update the documents, seek feedback from the membership, and eventually go to the membership for a vote, requiring a 2/3 majority vote for approval.

Jim Hiss and Curt Beckwith thanked those who helped with the beach tree trimming, including: Curt Beckwith, Jim Hiss, Tony Marchese, Terry Hale, Joe and Brenda Reyes, Debi Cormack, Don Apedaile, Ross Calvert and Curt's granddaughter Amanda, Debbie Pryor and all those who supplied their green waste bins.

### **New Business**

Mike Braley announced that the 2017-2018 election is coming up. Nomination forms will be mailed on April 10, 2017, and should be returned by May 16, 2017. Ballots will be mailed on May 30, 2017.

### **Adjournment**

John McCloskey made a motion to adjourn the meeting. Debbie Pryor seconded the motion, and all approved. Meeting adjourned at 1:03 pm.

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### ***Kono Tayee 2017 Social Events***

Shortly we'll have beautiful days in Kono Tayee and we'll start our **Community Barbecues** at the beach. The following are the 2017 planned events (all to be held at the BBQ area):

- May 13th:** Wine and Cheese Party
- June 10th:** Ohana Hawaiian BBQ
- July 8th:** All American BBQ
- August 12th:** Baseball BBQ
- September 9th:** Football BBQ
- September 30th:** Oktoberfest BBQ
- November 4th:** Friends and Family Thanksgiving

Details on these events will be provided as we get closer to each event. If you have event ideas or want to help with any of the events listed above, contact our Social Events Coordinator, **Beth Shaver**, at [konotayeesocial@gmail.com](mailto:konotayeesocial@gmail.com). Help is always welcome!



## President's Report - February 2017

Thanks to all for attending our Board Meeting. I am very hopeful that we will all get together more often to enjoy our BBQs and Beach facilities. I want to encourage everyone to take advantage of the Kono Tayee hospitality. Guests are always welcome and it is a perfect opportunity to showcase our unique community.

On behalf of our Board we thank Bob Sullivan for his years of service as our President. Bob has dedicated hundreds of hours to the service of our community over these several years. Bob continues to serve on the Architectural Committee. We also thank Tom Atteberry for his service as our Secretary for 2016.

To clarify questions about the status of any new rules and other updates to our CC&Rs. We will be certain to publish what these proposed updates and changes entail as soon as the committee has completed any drafts.

Lastly, if any member of the community has a concern, complaint, suggestion, or comment, please email myself or any Board Member. We welcome any constructive criticism but we are not always around the Beach to hear those complaints.

**Mike Morarity**, moraritysr1@aol.com



## Vice President's Report - February 2017

The survey report presented at the Feb. 11th meeting did not mention the actual results. I spoke with Steve Bellah (Conser Survey) on Monday 2-13-17 and learned that the sidewalk encroaches more than 2 feet but less than 3 feet onto beach property. This survey report is the one that has gone to the County Surveyor for final approval. The County Surveyor will verify the accuracy of the survey. Any corrections to the report will be done at this time. Once approved Conser Survey will set the permanent property markers. At this time, we will know the exact dimensions. This is the information the HOA and its members of have paid for. Now you have it.

**John McCloskey**, (707) 274-9560; jmcc7806@yahoo.com

## COMMUNITY ANNOUNCEMENTS

### ❖ LIGHTS AT BBQ/PIER AREA TURNED OFF TEMPORARILY

The power and lights at the BBQ/Pier area have been turned off temporarily due to the storms. When the water and lake level reduce, we'll turn the power back on.

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

Check out our website at [www.konotayeeestateshoa.com](http://www.konotayeeestateshoa.com) for the latest community announcements and events schedule. If you have community photos you'd like to share, please send them to [ktsecretary@gmail.com](mailto:ktsecretary@gmail.com). Be sure to join the Friends of Kono Tayee Estates Facebook Group! Help us save money on printing & mailing costs by receiving this newsletter & other correspondence by email. Contact Jeanne Wallenstein, Kono Tayee Secretary, at [ktsecretary@gmail.com](mailto:ktsecretary@gmail.com).

### ❖ FRIENDS AND NEIGHBORS COMMITTEE

Reminder to contact Debi Cormack or Brenda Reyes if you know someone is sick or has lost a loved one, or are new to the neighborhood. They will send a card on behalf of our Friends and Neighbors Committee. Contact Brenda at (707) 245-8312, or Debi at 707-274-6680.

### ❖ PET CLEAN UP

Please be courteous and responsible and pick up after your pets. Ensure your guests also pick up after their pets. The lot at the end of Milos Court is not a dog park; it is privately owned property. Do not let your dogs "go" there. Obey the leash law throughout Lake County.

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

Reminder to complete and submit the "Member Info Update Form," located on our [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](mailto:ktsecretary@gmail.com). If you need a copy of this form, please visit our website at: [www.konotayeeestateshoa.com](http://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 \$5.00 per bag. You can get your bags from Brenda Reyes, 189 Harry Way, (707) 245-8312. 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.

