

Homeowners of Kono Tayee Estates General Meeting Minutes

When: July 6th, 2019 at 10 AM

Where: Community Beach/Picnic Area

PRESENT AT MEETING

Board Members: (Pres.) John McCloskey, (Vice Pres.) Jim Hiss,
(Sec.) Tom Atteberry, (Treas.) Debbie Pryor, (Dir.) Sarah Glenn

Members: Brenda Reyes, Michael Morarity, Vyonne Burrows, Darryl & Rosemary Didier, Phil & Julia Wilkinson, David & Jeanne Wallenstein, Doug & Mary Lou Milbourn, Frank Wright, Todd Marshburn, Celeste Feldman, Michael Braley, Ross Calvert, Debi Cormack, Becky Hiss.

1. Call to order

John McCloskey called the meeting to order at 10:01 AM

2. Opening of meeting (pledge of allegiance)

John McCloskey welcomed those in attendance and led the Pledge of Allegiance

3. Call for Inspector of Elections to count votes

Mike Braley said they have 75 Ballots to count

4. Approval of minutes from previous board meeting

Jim Hiss made a motion to approve the minutes. John McCloskey seconded the motion and all were in favor.

5. Treasures report

Debbie Pryor read the reports, I have attached the reports.

Announced that the new Homeowners Dues have increased to a total of \$300.00 per year. Over the last three years one of our biggest expenses were Professional fees, it's a large line item on our Budget, because of the differences between our Homeowners and our HOA Documents forcing the Board to seek legal advice. So if home owners were to review their documents when matters come up, this would help avoid a lot of costly expense. The documents have been in place for a long time. Landscaping is another big expense since our Insurance carrier required the Landscapers to carry Insurance their rate went from \$200 to \$400 a month.

Sarah Glenn mentioned that part of the new duties the HOA has is to have a subcommittee, a member from the Board, to review the monthly ledgers, check registers and statements which she has been assigned to do. She started the reviews in December 2018 and sends her reports to the Board.

6. Friends and Neighbors report

Since Debi Cormack is helping count the votes Tom Atteberry read her report.

Since the meeting on April 13th, these cards have been sent:

Get Well wishes to Lynn Morarity who had a stroke. She is doing well.

Sympathy thoughts to Dave Burrows for the loss of his grandson and to Ron and Lani Pryor for the loss of their daughter.

Please contact Debi Cormack at (707) 274-6680 if you would like to have a card sent on behalf of the community.

7. Presidents report

John McCloskey thanked the Board, collectively we have been working very well together and keeping each other informed. We haven't had a lot of issues this year, we have one ongoing problem we are still working on which we hope to get some resolution soon.

This year we did make some changes to our By Laws.

- a. Number of vehicles i.e. trailers, boats, RV and vehicle, parked on empty lots long term. Increased from two to three vehicles long term. You can have more than three vehicles parked on an empty lot up to two weeks.
- b. Tenant responsibility form was changed. We opted out of the exclusion portion where the owner of the property does not grant the tenant the ability to use the facilities and taking no responsibility for their tenant. Now the tenant has access to our facility, the owner of the property is responsible for their tenant. Also the owner has to give the tenant a copy of our "Guidelines and Special Regulations" as to what the do's and don'ts are when using the communities facilities. It also makes the property owner responsible for their actions. So if they are doing something wrong the owner will be notified as well. The Board would like any owners that are renting prior to February 2019 to update their Tenant Notification form to the current one and make sure the tenant has the "Guidelines and Special Regulations". You can obtain a lot of information on our website at www.konotayeeestateshoa.com. Minutes of meetings, Agendas, Tenant Notification, Annual Policy Statement, Architectural Application, Upcoming events, Photos, Contract recommendations.

The second big thing was the new law regarding Crime Coverage effective January 1, 2019. Required us to get additional Insurance coverage to conform to AB2912 Civil Code 5500. As Sarah mentioned we had to have a Board member on a Financial Subcommittee to review the Treasurers reports including check registry, ledger and statements. It took Debbie Pryor quite a while to find an Insurance Company to cover us without having to do an annual audit. Our HOA falls under the category of having less than

\$75,000.00 gross income yearly. If we had to have an audit it would have been very expensive.

Landscape Contractor Liability Insurance Miguel is now carrying the Liability Insurance. With his additional expense he is charging twice as much per month.

The Board filed our first Lien this past year when a property owner didn't pay his annual dues. We sent the owner several letters in an attempt to collect the dues. After about 7 months the Board spoke with an attorney to give us advice as to how to file a lien. We went through the process with the help of the attorney and finally filed the lien. The dues were \$277.00 and after the filing, attorney's fees it cost him almost \$1,500.00.

We have a new company for the weed spraying in the canal and at the swim area. The new company is Clean Lake.

Dues have increased from \$277.00 to \$300.00 with the increase in Insurance Coverage and Attorney fees.

Valley Paving will be doing some repairs on our non-county roads in September. They will be doing some crack sealing on Alston Way, Harry Way, Kono Way and Richard Dr. extension. They will also be repairing some alligator repair on Richard Dr. extension. They will be digging out about a 480 square foot area on Richard Dr. extension.

The Board put out our 2nd Annual Policy Statement which includes our By Laws.

We still have an ongoing legal issue regarding docks in Parcel B. We have been working on trying to get the issue resolved. We did send out our final proposal to the member in hopes to have this resolved.

8. Residents questions and comments

Apparently during the Holiday there were some people walking at night talking loudly and shining flashlights at people's homes and the

windows. Quiet time for all Kono Tayee Estates begins at 11:00 pm. If this is abused, a curfew will be considered. People need to observe the speed limit signs and slow down. Possibly have a yield sign posted so when coming down Cora to Richard to help slow people down. There was discussion regarding the rope that divides the launch area and the swim area. Moving the rope from the steel pole to the first tree allowing more room for a jet ski or other floating devices. Possibly making the area to the west of the pier more accessible for water vessels to moor. If everyone would write a letter to the Gearhart's complaining about the weeds and condition of the home something might change. The old saying a squeaky wheel gets greased.

9. Election results

Mike Braley read the results of the election. 75 ballots returned, 3 were disqualified.

John McCloskey	64 votes
Michael Kues	65 votes
Tom Atteberry	67 votes
Debbie Pryor	68 votes
Sarah Glenn	53 votes
Jim Valentine	19 votes

10. Adjournment

September 7th, 2019 next Board meeting. John McCloskey made a motion to adjourn the meeting. Tom Atteberry seconded the motion. All were in favor. The meeting was over at 10:59 am.