



January 2014 Newsletter

Homeowners Association of Kono Tayee

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NEED TO REACH THE BOARD?

President, Bob Sullivan
(707) 274-2750; bobpatsull@aol.com

Vice President, Mike Morarity
(707) 769-1704 or (707) 769-0679; moraritysr1@aol.com

Director, Jay Greenwell
(707) 254-7492; jaymgreen@aol.com

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

Secretary, Debi Cormack
(707) 274-6680; ktsecretary@gmail.com

PRESIDENT'S REPORT

January 11, 2014

The windstorm of November 21st and 22nd, 2013 created a large sand bar at the mouth of the canal, which was about 1 to 2 feet higher than the water level and about 25 to 30 feet in width. In my 30 plus years in Kono Tayee, I have never seen such a blockage at the canal.

The Board called an emergency board meeting to discuss the canal blockage on December 29, 2013. It was decided by a unanimous vote to hire a dredging company at a cost of \$15,100.00 to have the mouth dredged. In years past, we have piled up the dredged materials right at the mouth against the owners retaining walls. This seemed to part of the problem, as we have piled so much up at the mouth it fell back into the canal. There are adequate materials at the base of the retaining walls to provide protection to their footings. This time we moved the excess material back away from the mouth area. By doing this we also restored the canal to the original design grade at the inner lots.

Rumors were spread that the Board was spending \$20,000 on the work. Not True! The contract was \$15,100.00. I negotiated an extra day of work at no charge, a savings of \$2,900.00. Whenever any member has questions about Association-related matters, please feel free to contact me. Rumors can be disruptive and cause separation in the community.

I was hoping not to have to deal with the dredging this year. It was the last thing I wanted to deal with this year. I am working to form a canal committee to discuss a more long-term solution. We will look into consulting an engineer and other experts.

This was unfortunately a "perfect storm" - the very low water combined with high winds hitting the canal mouth at just the right angle. The large waves pulled sand from the bottom out past the mouth in much deeper water and pulled the sand from the sides and dumped it in the canal.

We also installed some materials at the launch ramp to help minimize the steep drop off. This cost was included in the dredge bid. John and Debi Cormack, and a little help from me, spread some sand on the beach area where some erosion occurred due to the winds. Be very careful when launching any boats as the ramp is steep and short. It might be best to wait until the lake comes up a bit.

In total, we got a lot done for the dollars spent. We hope it will last much longer this time.

This Board has always kept our members aware of our actions, and listens to all comments from the membership. In years past, the board agendas for regular meetings were only posted at the P.O. Box area. Now, we not only post the agenda, but we also send them out via e-mail in advance to about 80 owners.

The trees at the beach are being pruned in a manner to form a canopy to provide shade for the beach tables. The trees will be a little shorter and wider.

Bob Piveronas, a part-time boat patrol deputy, was shot and killed in December while off duty. Bob and Bill Ellis were good friends for many years, as they both were avid pilots. He was also the boat deputy that has responded to many calls in our area for assistance. He will be missed.

The lake level is at .60 above zero. This is the lowest level in many years. Let's just hope we get rain soon!

Bob Sullivan, President Board of Directors

(707) 274-2750; bobpatsull@aol.com; 7762 Cora Drive, Lucerne, CA 95458

Minutes of Kono Tayee Homeowners Association Board Meeting

Held at 7762 Cora Drive, Lucerne, Calif. 95458

January 11, 2014

Present at Meeting

Board Members: (Pres.) Bob Sullivan, (Vice Pres.) Mike Morarity, (Treas.) Debbie Pryor, (Sec.) Debi Cormack, (Dir.) Jay Greenwell, (Alt. Dir.) Jim Johnson
Members: David Burrows, Vyonne Burrows, Dean Carlson, Janelle Carlson, John Cormack, Celeste Feldman, Colleen Hale, Terry Hale, Becky Hiss, Jim Hiss, Lynn Morarity, Becky Ridgel, Pat Ridgel, Irene Tenca

Call to Order/Opening of Meeting

Pres. Bob Sullivan called the meeting to order at 10:00 AM, welcomed those in attendance, and led the Pledge of Allegiance. He also announced that a quorum was present.

Minutes of Previous Meeting

The minutes of the previous meeting on Sept. 07, 2013 were sent out with the last newsletter. No corrections, deletions, or additions were proposed. A motion was made to accept them as written by Mike Morarity, seconded by Jay Greenwell, and motion was approved.

Sunshine Committee Report

Pat Sullivan reported that cards were sent to the following people:

GET WELL:

Mike Otto.....Hip replaced
Wanda Hanke..... Fell in shower, is in Rocky Point at Lkpt.
Craig Courtemanche....Shoulder surgery
Terri Corsini..... .Issue with her heart & lungs, better now
Joe & Ginger Guerra....Ginger, knee surgery Joe not feeling well

SYMPATHY:

Vicky Otto.....sister passed away
Doreen Dixon & family.....Doreen's father, Bill Foley, passed away. As yet, no service planned
Charlie & Rosie Tresca.....Charlie's father passed away

Treasurer's Report

Debbie Pryor reported that the total in both checking accounts is \$95, 478.88 and \$276.64 in petty cash as of December 31, 2013. (Account balances and banking summary are attached.) There were no major expenses from September to December, 2013 other than one insurance policy renewal. Debbie said that at the end of March she will have updates for the Budget Committee, whose members for 2014 are Jim Hiss, Debbie Pryor, Bob Sullivan, Tony Marchese, and Craig Courtemanche. A motion was made and approved for acceptance of the treasurer's report.

President's Report

1. Storm Damage:

A severe windstorm came through from Paradise Cove to Upper Lake during the week of November 20-24, 2013. Winds were clocked between 60-80 mph. and it was considered as a tornado. Damage was extensive, with Nice taking the brunt of it. The county preliminary damage estimates were \$6 million but will probably be closer to \$12 million. Here in the community 10-12 roofs were damaged, tree limbs snapped, doors and windows broken, and power was out for 3 days. In addition, there were 2 fires close by caused by downed power lines.....luckily houses were saved. The pier awning supports came loose along with the bolt on one of the pilings, which John Cormack and John McCloskey did temporary repairs on during the storm. Afterwards, John McCloskey constructed new bracing supports for the awning and repaired the benches at a cost of \$800.00 John & Debi Cormack will continue with their project to add additional nuts/bolts to the pier bracings and pilings to further secure them as the weather permits.

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2. Canal:

By far, the worst damage to the community was to the canal, where a huge sandbar formed at the entrance and blocked the flow of water. This causes the problems of stagnant water, fish die-off, a mosquito danger when the weather warms, and a lack of access for boat traffic. After discussions, it was deemed to be an emergency situation and an emergency meeting was held on the 29th of December, 2013 to decide the course of action. A bid for dredging had been obtained at a cost of \$15,100.00 and it was decided that the emergency dredging needed to be done. A motion was made and unanimously approved to contract the work to be completed the week of Jan. 6-10, 2014, with the excess sand moved away from the mouth further back into the canal and the funds to be transferred from the reserves account to cover the expense.

3. Mussel Stickers:

There is now a state fee of \$16 for a mussel sticker. None of this goes to the county, which requires its own \$10 mussel sticker and enforces compliance. Any boat in the water, within 50 feet of the water, or within 150 feet of a launch ramp is required to have one.

4. Garbage Bags:

The purchase and sale of garbage bags was discussed. A suggestion was to ask that residents buy their own or subscribe to trash service. The community cans are only for community event use, but are being used by some residents for personal use. A method of securing them will be explored. Further discussion will take place to decide on the action to be taken.

Architectural Committee Report

Bob Sullivan gave the report:

1. People were notified of problems with their properties and compliance has been pretty good.
2. The committee was also involved with the dredging issue and decision.

Water Committee Report

On behalf of the committee, Bob Sullivan reported that a notice to conserve water was sent out by the County to all residents. Also, our wood water tanks up at the top of Bruner Drive are being demolished for the construction of a new steel tank by Special Districts.

Social Committee Report

Bob Sullivan reported in Mike Braley's absence the dates for the 2014 Community BBQs. They are June 14th, July 12th, August 9th for the Chicken-Q, Sept 13th, and September 27th for the Oktoberfest. All are at 5 P.M.

Announcements

None

Resident's Questions, Input, and Comments

1. The majority of the residents' input concerned the dredging of the canal.
 - A . Jim Hiss read a statement which questioned the process of an emergency meeting, asked for the formation of a long-term plan, discussed the cost of on-going dredging of the canal, and requested other construction options be examined.
 - B. A discussion took place during which various members made these points:
 - a. The canal is an important asset to the community, as are the other common areas and amenities.
 - b. Its maintenance is the association's responsibility and negatively affects property values for the entire community if a state of disrepair is allowed to happen. Also becomes a health and environmental issue (example is the Keys in Clearlake Oaks).
 - c. There needs to be more involvement of the membership concerning information.

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- d. A long-term and more permanent solution to continual dredging should be explored. Some suggestions were the construction of a second wall, altering the entrance, or formation of a break-water.
- e. It was suggested to form a Canal Committee to study the issue.

- 2. It was asked if there is a standardized policy for the beach trees. The current decision is to canopy them for shade in the summer, with the desire to make that the future policy.
- 3. A question about the decision appeal process and method of paying fines was referred to the Davis-Sterling Act website for research.
- 4. A positive note was a compliment on the beach area, noting that the improvements are being enjoyed.

Adjournment:

A motion was made to adjourn the meeting by Jay Greenwell and seconded by Mike Morarity. The motion was approved and the meeting adjourned by Bob Sullivan at 11:30 AM.

Respectively submitted by Debi Cormack, Secretary

Secretary's Note: A HAPPY NEW YEAR TO ALL !!!



ITEMS FOR SALE / WANT IN THE COMMUNITY

- ❖ Jim and Pattie Johnson are looking for a drive-on Jet Ski dock. Contact them at 707-274-8129.
- ❖ Yellow Capri 3 seat paddle boat with awning and cooler compartment for sale and a man's Schwinn bicycle. Paddle boat is \$350.00 and the bicycle is \$75. Please call Nancy Piazza at 707-274-4439 or email at nancy8@mediacombb.net

COMMUNITY ANNOUNCEMENTS

❖ GARBAGE

Convenient, weekly garbage service is available through Lake County Waste Solutions, 888-718-4888. Their current rates are \$43.15 per quarter (\$14.38 per month), and they bill quarterly. You can also set up yearly billing (billed in the month of November or December), and receive a credit of one month's rate! Rates are subject to change.

Alternatively, the Association will keep a small amount of grey garbage bags for purchase, for families who do not set up weekly garbage service. These bags can be purchased for \$6/bag from Debbie Pryor. Contact Debbie at 925-766-8681 or rabbitca@hotmail.com to make purchase arrangements. The Association is seeking one additional full-time resident to volunteer to sell these grey bags. If you're interested in helping, please contact Debbie directly.

Please do not use the beach community cans or other resident's cans to dispose of your garbage.

❖ KONO TAYEE WEBSITE

Be sure to check out our website at 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.

❖ FACEBOOK

Are you on Facebook? Join the Friends of Kono Tayee Estates Group! Or, show your support with a "Like."

❖ EMAIL LIST

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

❖ SUNSHINE COMMITTEE

Reminder to contact Pat Sullivan if you know someone is sick or has lost a loved one. She will send a card on behalf of our Sunshine Committee. Contact Pat at 707-274-9284.

❖ MUSSEL STICKERS

All residents need 2014 mussel stickers for their boats and personal watercraft. Cost is \$10 per watercraft. Contact Bob Sullivan at (707) 274-2750 or bobpatsull@aol.com for assistance in obtaining your stickers.

KONO TAYEE EVENTS CALENDAR

APRIL

Board Meeting: Saturday, April 12, 2014 at 10:00 a.m., 7762 Cora Drive. Please RSVP to Bob Sullivan at (707) 274-2750 or bobpatsull@aol.com.

JUNE

Community BBQ: Saturday, June 14th, 5:00 pm at the beach picnic area. Please bring a dish to share, and your our own plates/utensils.

JULY

Annual Board Meeting: Saturday, July 5, 2014 at 10:00 a.m., at the beach picnic area. Please RSVP to Bob Sullivan at (707) 274-2750 or bobpatsull@aol.com.

Community BBQ: Saturday, July 12th, 5:00 pm at the beach picnic area. Please bring a dish to share, and your our own plates/utensils.

AUGUST

Community Chicken BBQ: Saturday, August 9th, 5:00 pm at the beach picnic area. Please bring a dish to share, and your our own plates/utensils. Thank you to the Morarity Family for hosting this event!

SEPTEMBER

Community BBQ: Saturday, September 13, 2014 at 5:00 pm at the beach picnic area. Please bring a dish to share, and your our own plates/utensils.

Oktoberfest: September 27th, 2014 at 5 p.m. at the beach picnic area. Sausages and beer will be provided. Please bring a dish to share, and your our own plates/utensils. Thank you to the Cassin Family for hosting this event!



For a listing of Lake County Events, visit:
<http://www.lakecounty.com/things/Calendar.htm>