

January 2015

Newsletter

Homeowners Association
of Kono Tayee



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2014-2015 BOARD of DIRECTORS

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

Vice President, Jim Hiss
(707) 274-1492; bjhiss@aol.com

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

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

Secretary, Carol Beckwith
(707) 448-9113; ktsecretary@gmail.com

2014-2015 COMMITTEES AND COMMITTEE MEMBERS

ARCHITECTURAL COMMITTEE

Chairman: Bob Sullivan
Beth Shaver
John Cormack
Jay Greenwell
John McCloskey

BUDGET COMMITTEE

Bob Sullivan
Craig Courtemanche
Debbie Pryor
Beth Shaver
Larry Oreglia

WATER COMMITTEE

Chairman: Naish Piazza

ROADS COMMITTEE

Bob Sullivan
Jim Hiss
John McCloskey

SOCIAL COMMITTEE

Mike and Judy Braley

SUNSHINE COMMITTEE

Debi Cormack

CANAL COMMITTEE

Bob Sullivan
John McCloskey
Tom Atteberry

STEPPING OUT COMMITTEE

Open – *Seeking Volunteers*

KEEPER OF THE FLAG

John Cormack

ELECTION COMMITTEE

Pat and Becky Ridgel
Seeking Alternates

CC&R UPDATE COMMITTEE

Jim Hiss, Tom Atteberry, Vyonne Burrows, Tony Marchese, John McCloskey, Joe Ramhorst, Pat Ridgel, Bob Sullivan.

Kono Tayee resident opens O'Meara Bros. Brewing Company. Alex and his brother, Tim, opened a Brew pub at 901 Blevins Street in Lakeport. The brew pub is a fusion of craft brewery and restaurant. Congratulations to them both!

Just prior to our July 2014 election I asked Terry Hale to take over the duties of inspector of elections when Pat Ridgel had to step down after he announced he was running for President of the Board. The committee did a great job with very little notice.

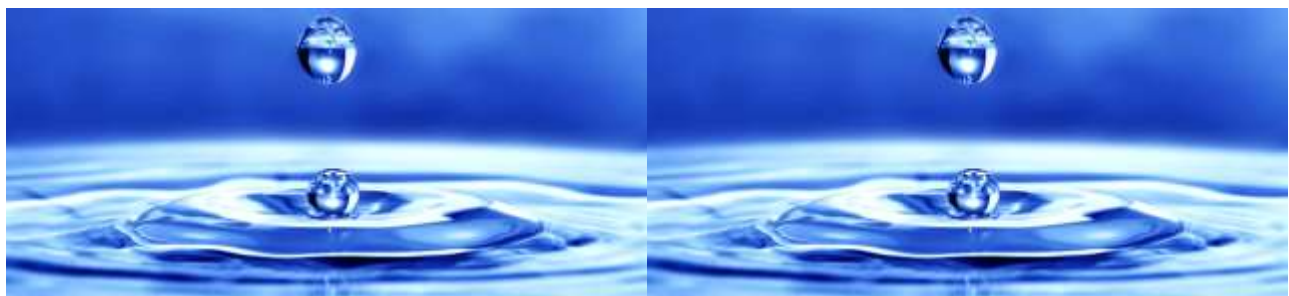
During our September Board meeting, Vice President Jim Hiss requested that our election votes be recounted due to a possible discrepancy in the reported count. Considering the election results overwhelmingly elected the Board and officers, I saw no need to recount the votes. If this is to be insisted upon, it should be carried out in compliance with California State Law described in the Davis Sterling Act. A committee did perform the recount, disregarding the requirements of the California State Law and the Davis Sterling Act. Unfortunately, this has created some division among our members and suggests an atmosphere of distrust concerning the conduct of the election. If anyone has any questions, comments or suggestions concerning this issue, I'm happy to discuss those issues at any time.

Our neighbors at Paradise Cove and Paradise Valley have a grant to pay for about 75% of the cost to connect to the Clear Lake Oaks water system. It is not finalized yet, as they still have some things to work out.

According to Mark Dillinger of Lake County Special Districts, Kono Tayee has a 2% improvement in our well level from last year. Our water consumption is down by 40%. However, it is important to know that the drought is **not** over. We are still 10-15 inches away from having a "normal" rain year. Keep up the good work on saving water!

This is a great community. Let's keep going in a positive direction. Please contact me at bobsullivan33@aol.com or 707-274-2750 if you have any questions or suggestions for this upcoming year.

Bob Sullivan, Kono Tayee HOA President



VICE PRESIDENT'S REPORT

Davis Stirling Act

Davis Stirling Act & Residents' Committee. I asked each committee member to speak at the January Board Meeting regarding their perspective on restatement (incorporation) to Davis Stirling. The committee has met three times and considerable discussion has been generated as to need, timing, cost, process, enforcement, and voting procedure for the restatement of our documents into the Davis Stirling Act. Also, an attorney specializing in HOA was asked and he presented a written proposal of \$4,500 dollars for meeting with association representatives, initial drafting, review, voting draft, and assistance throughout the voting process.

After the members' report a Board Motion was discussed and passed that the committee will contact members via email and/ or telephone about an informational/educational general meeting to discuss "Restatement of the KTHOA documents". The purpose would be to inform and answer questions regarding Davis Stirling. This meeting would be held prior to the next Association Board Meeting.

Vote Count as Reported for the Annual Election.

Vote Recount Committee Meeting on October 2, 2014 by Jim Hiss, Tony Marchese, Naish Piazza.

Results as Follows:

- | | |
|---|-------------------------|
| 1. 95 envelopes received | 2. 5 rejected |
| 3. 90 envelopes total | 4. 90 ballots/validated |
| 5. Abstain [President 1] [Vice President 4] [Secretary 8] [Treasurer 1] | |

PRESIDENT	89 VOTES	Bob Sullivan 60	Pat Ridgel 29
VICE PRESIDENT	86 VOTES	Jim Hiss 58	Mike Moriarity 28
SECRETARY	82 VOTES	Carol Beck with 82	
TREASURER	89 VOTES	Debbie Pryor 65	Beth Shaver 24
DIRECTOR	90 VOTES	Tony Marchese 45	Jay Greenwell 20
		John McClosky 16	Jim Johnston 9

Requests

I made three requests of the Board. Two of these were in the form of motions, 1. To read the of the previous board minutes before approval and 2. to publish the Itemized Category Costs of the Association to the membership. Both of these died due to lack of a 2nd on the motion. 3. That the canal dredging reserve should be \$2,500 instead of \$5,000 since the canal was dredged last January 4, 2014. This should be the beginning of the first year of reserve buildups. The answer was placed on hold until Debbie Pryor is present.

All three requests were as a result of suggestions by KT residents.

COMMUNITY ANNOUNCEMENTS

❖ **GARBAGE BAGS**

We have purchased individual garbage bags from Lake County Waste. We will be able to sell these bags at \$4.50 per bag. If you're one of the families that purchase bags, you can get your bags from either Nancy Piazza: (707) 274-4439, 7718 Cora Drive or Debbie Pryor: (925) 766-8681, 7822 Cora Drive. We will have a limited supply of bags available, so please call first before going to purchase your bags.

We will accept cash or checks can be made payable to Homeowners of Kono Tayee. We are looking for a full-time resident to help sell bags. If you'd like to help out, please give Debbie Pryor a call.

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

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. Also, 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 Carol Beckwith, Kono Tayee Secretary, at ktsecretary@gmail.com.

❖ **SUNSHINE 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**

A reminder to everyone to please be courteous and pick up after your pets.

❖ **MUSSEL STICKERS**

All residents need 2015 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 non compliance and they do not give warnings. If fined, expect to pay a \$100 ticket.

❖ **VOLUNTEERS NEEDED**

We are currently seeking volunteers to fill the following Committee Openings. Please contact Bob Sullivan at (707) 274-2750 or bobsullivan33@aol.com if interested in volunteering your time:

- Stepping Out Committee - Volunteers
- Election Committee Alternate – Volunteers



ITEMS FOR SALE / WANT IN THE COMMUNITY



1. **1984 MASTERCRAFT Competition Ski Boat.** Includes wakeboard tower. This boat is in good shape. Runs great. Needs some TLC (carpet worn, some gauges don't work, etc.). Includes trailer. \$2,000 OBO. Call Craig at 408-691-4205.
2. **Jim Johnson and Pattie Moshell Johnson** are looking for a used floating ski dock.
3. **Curt and Carol Beckwith** are selling their Coachman Class "A" motorhome. Call or email Curt at 707-448-9113 or beckwithcc@comcast.net – for a complete list of options. \$26,000 OBO.

KONO TAYEE & COMMUNITY EVENTS CALENDAR



Next Board Meeting: To Be Determined

JUNE

Community BBQ: Saturday, June 13th at 5:00 pm at the beach area.

JULY

Community BBQ: Saturday, July 11th at 5:00 pm at the beach area.

AUGUST

Community BBQ: Saturday, August 8th at 5:00 pm at the beach area.

SEPTEMBER

Community BBQ: Saturday, September 12th at 5:00 pm at the beach area.

Community BBQ: (*TENTATIVE*) Saturday, September 26th at 5:00 pm at the beach area.

MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING

Held at the Beckwith home, 7894 Richard Dr., on January 10, 2015 at 10:00 AM

PRESENT AT MEETING

Board Members (Pres.) Bob Sullivan, (VicePres.) Jim Hiss, (Sec.) Carol Beckwith, (Dir.) Tony Marchese, (Alt. Dir.) Tom Atteberry.

Members John McCloskey, Irene Tenca, Naish Piazza, Celeste Feldman, John and Debi Cormack, Patrick and Becky Ridgel, Jim Johnson, Yvonne Burrows, Becky Hiss, Pat Sullivan, Michael and Lynn Moriarty.

CALL TO ORDER/OPENING OF MEETING

Pres.. Bob Sullivan called the meeting to order at 10:01 AM welcome those in attendance and led the Pledge of Allegiance with four board members in attendance, he announced we have a quorum.

MINUTES OF PREVIOUS MEETING

Jim Hiss made a motion that the minutes of the previous meeting be read, there was no second. Jim requested that we discuss the election results of the July 5, 2014 meeting. There was an error in publishing the count but it did not change any results. Jim made a motion to except the September 13, 2014 minutes, Tony Marchese seconded the motion. The motion passed three for, one opposed (Bob Sullivan opposed the recount).

The Secretary will send out the new 2015 mailing list in January.

TREASURER'S REPORT - Tony Marchese

Tony Marchese gave the current financial report. The total for all accounts as of December 31, 2014 is \$90,883.17, with \$15,182.06 in checking, \$75,494.23 in reserve and \$206.88 in petty cash. The major expenses during the period from July 1 to December 31, 2014, were Insurance for \$6,097.00, and Maintenance for \$2095.91.

Jim Hiss wanted to discuss the reserves for dredging. The board decided to wait until Debbie Pryor, treasurer, was available the question that Jim wanted to ask was, "How much is actually in the reserves for dredging?".

Jim made a motion to publish the "Itemized Category Report", which lists each Association expense since July 1, 2014. There was no second. Jim is going to post the full treasurers report on the community bulletin board for two weeks. No motion is required, as he is doing this as an individual.

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PRESIDENTS REPORT - Bob Sullivan

A. Bob Sullivan said the docks are in good shape. Still a little drop off at the base of the ramp. There's a lot of large debris, large trees, parts of houses in the lake. The county is trying to pick up the smaller items – so be careful.

B. Thank you to Bill & Lorna Lawver for hosting a wonderful Christmas party.

C. PG&E were working on the trees by the mailbox. They did a nice job and also cleaned the area.

D. The blue awning on the dock came loose on one corner. The awning company fixed it at no charge. They said someone probably got a hook caught in the awning and cut it loose.

E. Tony Marchese found a leak at the corner of Milos and Cora Drive on the vacant lot. Bob Sullivan and Tony inspected the break. The gardener fixed the leak, two men and a total of five hours at a cost of \$145. The job was more extensive, as the pipes kept breaking because of their age.

F. Muscle stickers are due for the year 2015. The sheriff's office is zero tolerance, they don't give warnings, and it is a \$100.00 ticket.

G. The light at the barbecue area went out. John McCloskey fixed the light, and charged one hour of labor. Thank you to the Ridgel's for reporting this.

VICE PRESIDENT'S REPORT - Jim Hiss

A. Ernie Lee and Jim replaced the light on the Kono Tayee sign at a cost of \$39.00. Ernie and Jim replaced the bolt on the swim platform to secure the chain around the piling. They also fixed the eye bolt. Jim wants to stress that the repair was necessary, but was not a hazard. Jim also pulled out the swim buoys.

B. Davis Sterling Act – There have been three committee meetings since September 2014, they discussed the merging of the Davis Sterling act with the Kono Tayee CC&R's. The Davis Sterling act is the law of California, and it trumps any and all CC&R's. There was a discussion about what to do, how to do it, and the costs the Association would have to pay to a lawyer. BOB SULLIVAN said that our current CC&R's have a lot of incorrect code numbers and vague statements. He is in favor of updating the CC&R's first, then to incorporate them with the Davis Sterling Act. TOM ATTEBERRY thinks we need an index to our CC&R's, and enforce the rules we already have. TONY MARCHESE questioned whether the \$4,500.00 would be well spent. He thinks that we should use our CC&R's, and then the Davis Sterling Act as needed. He also reminded the Board that it takes a 2/3 majority to pass any changes to our CC&R's. He said that Buckingham adds the changes as needed, they hire a lawyer each time at a cost of \$300.00, and still need a 2/3 majority to enact any changes.

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PATRICK RIDGEL states that the Davis Sterling Act is the law of the land. He stated that some residents want to change our documents to reign in the Kono Tayee Board. Also, he stated that not incorporating the two documents puts our Association at risk. JIM HISS said that without having a lawyer's input, are we sure that it would/could be correctly completed by our Association. He doesn't feel comfortable working without an attorney. Also, he doesn't think a "piece meal" fix would work. YVONNE BURROWS questioned the cost. JIM HISS HEADS THIS COMMITTEE AND ALL THE PEOPLE THAT HAVE SPOKEN ARE EITHER ON THE COMMITTEE AND/OR A BOARD MEMBER.

JIM HISS AND THE COMMITTEE want to have an open meeting to discuss the Davis Sterling Act and our CC&R's. Bob Sullivan made a motion, seconded by Jim Hiss. The motion passed three to one. Tony Marchese opposed. The committee will pick the date, time and place. The owners will either be notified by email and/or telephone of the meeting and agenda.

CANAL REPORT - John McCloskey, Tom Atteberry, Bob Sullivan

John McCloskey reported that we are 2.8 feet above Rumsey Scale. The canal looks pretty good. John also brought photos and maps for members to see. Bob Sullivan notified an owner of his dock breaking loose. Also, Bob notified an owner of their sea wall having a crack.

SUNSHINE COMMITTEE - Debi Cormack

1. Thinking of you card – to Bill Ellis on his move to assisted living. Is doing well and sends greetings to his friends in Kono Tayee.
2. Get well card – Dorothy Atteberry, she hurt her wrist in a fall.

Just a reminder to please contact Debi Cormack at (707) 274-6680, if you know someone that is sick or lost a loved one. Debbie will send them a card on behalf of the Kono Tayee Sunshine Committee.

OLD BUSINESS

None

NEW BUSINESS

Tony Marchese proposes any minor repairs to be completed by resident volunteers. Tony will manage getting volunteers, if there are none, then someone will be hired.

Bob Sullivan would like input into how we could stop mudflow into the canal. The drain in the Cora Dr court was plugged by debris. By the time Bob went home to put on some waterproof clothing it blew open a caused a lot of the canal bank to end up in parcel B.

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RESIDENTS QUESTIONS

1. Yvonne Burrows would like to know who pays for the outside maintenance of the house next to hers. Bob Sullivan says the owners do.
2. Celeste Feldman would like to know if light could be installed at the entrance to our subdivision? Bob Sullivan says it is state property and we can not put anything on the state property. She asked about the procedure to address changes/concerns, and how they can be brought before the committee. Bob Sullivan said to write her comments/concerns to anyone on the committee and they will address her concerns.
3. Naish Piazza has concerns about the total cost of the attorney to update the CC&R's and the Davis Sterling act. He wanted to know who would handle the voting. Jim Hiss stated the lawyer feels that the \$4,500.00 would cover any help needed in the voting process. Question asked by Naish "How do we get everyone to vote"?

BARBECUE DATES

- June 13, 2015
- July 11, 2015
- August 8, 2015
- September 12, 2015
- September 26, 2015 (*tentative*)

Bob thanked everyone for coming and appreciated all of their orderly input.

ADJOURNMENT

A motion was made for adjourning the meeting by Tony Marchese and seconded by Bob Sullivan was approved and the meeting was adjourned at 12:04 PM.

Respectively submitted by Carol Beckwith, Secretary

