



## **Kono Tayee Homeowners Virtual Board Meeting Minutes**

**January 9<sup>th</sup>, 2021 9 am**

### **1. Present at the Meeting**

Tom Atteberry, Rich Cassin, John McCloskey, Debbie Pryor, Brenda Reyes, Jim & Becky Hiss, Celeste Feldman, Larry Oreglia, Todd Marshburn, Diane Ayala, Janie Burch, Mary Lou Milbourn, Jim Valentine.

### **2. Call to Order**

The meeting was called to order at 9:02 am. John McCloskey led the members in the Pledge of Allegiance. Board members attending, John McCloskey, Todd Marshburn, Debbie Pryor, Jim Valentine and Tom Atteberry. John announced we had a Quorum.

### **3. Minutes of September 5<sup>th</sup>, 2020 Virtual Board Meeting / Vote to Approve**

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

### **4. Executive Virtual Meeting September 23<sup>rd</sup>, 2020 / Vote to Approve**

The meeting was to approve spending money for soil testing in the canal for future desilting of the canal. John McCloskey made a motion to approve the minutes. Tom Atteberry seconded and all were in favor.

### **5. Emergency Meeting October 10<sup>th</sup>, 2020 / Vote to Approve**

The meeting was to allocate money to repair the launch ramp. Time was running out within the County guidelines, so we allocated money to bridge

the gap between the two concrete ramps. John McCloskey made a motion to approve the minutes. Debbie Pryor seconded the motion and all were in favor. The bridge for the gap has been completed.

**6. Executive Virtual Meeting November 27<sup>th</sup>, 2020 / Vote to Approve**

The meeting was to file a lien on a delinquent homeowner that hasn't paid their HOA dues. The Board sent the member a pre lien letter then we went to the Attorney to write up a lien document. John McCloskey made a motion to approve the minutes. Debbie Pryor seconded the motion and all were in favor.

**7. Treasurer Report**

Debbie Pryor read the treasurer report. I will attach the reports to this mail. Question was asked regarding the expense of the ramp repair. The ramp repair cost about \$1,400.00. The repair has made it easier to launch with the lake being as low as it is.

**8. Sub financial Committee Report**

Todd Marshburn has reviewed the financial reports and approved them.

**9. Architectural Report**

Jim Hiss read the report on behalf of Mike Braley and Terry Hale.

The first approval was September 15<sup>th</sup>, 2020 and since then fourteen more applications have been approved.

2 for paint

4 for boat docks

4 tree removals

2 yard fill with rocks

1 fence 1 house siding

Last letter to make 15, was directed to clean up, yard and maintenance of Lot 62.

The committee has acted on 15 items and would like to thank the Association and its members for the cooperation with the new process.

The new process is to send the application via email to the ktsecretary or the HOA mailing address. Then the secretary sends it to the Committee.

The committee acts on the 1<sup>st</sup> and 15<sup>th</sup> of each month, then we make a chart and immediately send it to the Board. This way they know what's been approved, who sent it and what's being done.

Rather than meeting 15 times we met 6 or 7 times, which has made it easier.

The committee is impressed with the number of homeowners that are working on their property and the new docks being installed. Which speaks to the value of the people in the association.

#### **10. Canal Committee Report**

John McCloskey read the report.

The committee is Jack Stringer, Ron Pryor and Ernie Lee. On several occasions the committee and some members have been trying to keep the mouth of the canal open by moving the soil that blocks it. Whenever there is an easterly wind it closes back up again from the waves pushing the soil. Jack has been meeting with Lakebed Management and Water Resources. Jack has multiple conversations with Angela trying to get everything lined up in order to do the desilting. Jack is also trying to get a weed cutting permit. There is a lot more regulations making it difficult. John McCloskey and Jack Stringer will be meeting with them around the third week of this month. We did get approval from Corinthian Bay to rent their suction dredge. We will try and get a 3 year permit to do the desilting. The only time we can desilt is from October 15<sup>th</sup> to December 31<sup>st</sup>. Debbie Pryor will allow the spoils to be dropped on her empty lot as long as there is a contract stating the spoils will be removed by the association. Once the spoils have dried out then we will have it removed. We are still working on how and where the spoils will be dumped along with the cost involved.

#### **11. Road Committee Report**

Jim Valentine read the report.

Jim hasn't been in contact with Valley Paving. They are very aware of finishing the contract, especially since they haven't even billed us yet. They need nice sunny weather in order to finish. When the warmer weather arrives Jim will contact them to find out when they will be able to finish the contract.

## **12. Lot 62**

John McCloskey spoke in regards to lot 62 which is the yellow house next to the community bbq area and pier. The red tag violations have been repaired which were the abatement notice and front steps. The secretary has been sending multiple emails asking when the HOA Violations will be fixed. The landscape has been cleaned up with the use of an Insured Landscaper, as far as the other violations the trustee is using the covid19 as an excuse for not being able to.

## **13. Friends and Neighbors Committee Report**

Tom Atteberry read the report.

These cards were sent since the meeting of September 5<sup>th</sup>, 2020

### **Sympathy Thoughts to:**

Brenda Reyes for loss of her son-in-law

### **Get Well Wishes to:**

Diane Ayala for hip surgery

Jack Stringer for injured hip from a fall

Mike Morarity for follow-up to knee surgery

Colleen Hale for a rib injury due to a fall

Ellen Lee for upcoming heart surgery

Just a reminder:

If you would like to have a card sent on behalf of our Friends and Neighbors Committee, Please contact Debi Cormack at 707 274-6680

## **14. Residents Questions and Comments**

Thank you Freeman Law for maintaining and keeping Lysenko's lot clean.

You do a very good job and it helps keeping the community attractive.

The lights on the pier need to be repaired, Tom Atteberry along with the help of Tom Penn will see what can be done to correct the problem. The weather and shifting of the pier makes electrical connections weak and or break.

Several braces for the pier need to be secured, however we would need a barge or pontoon in order to repair them.

Why don't we have a Newsletter anymore? We haven't for several years now. With the change of different Secretaries and more work for the Secretary lately we haven't been able to. If anyone would like to step up and help in generating a Newsletter please contact the Secretary.

Also if anyone would like to develop a Welcome Committee for any new members to greet and answer any questions they may have.

**15. Adjournment**

John McCloskey made a motion to adjourn the meeting. Tom Atteberry seconded the motion and all were in favor. The meeting was adjourned at 10:00 am.