

July 2014

Newsletter

Homeowners Association
of Kono Tayee



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NEED TO REACH THE BOARD?

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

Vice President, Mike Morarity
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Director, Jay Greenwell
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Treasurer, Debbie Pryor
(925) 766-8681; rabbitca@hotmail.com

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

PRESIDENT'S REPORT

JULY, 2014

I would to thank all those who took time to vote. It was one of largest amounts of votes returned. The new Board starts September, 2014.

The water level is at 0.78 and dropping at the launch ramp and in the canal. **PLEASE USE CAUTION!** Please do not fuel any watercraft at the docks or the beach. No watercraft is allowed to dock for more than 15 minutes on the launch ramp side of the dock.

The July 4th weekend was the biggest ever in Kono Tayee. Our community parade was a huge success thanks to Sarah Glenn and Jeanne Wallenstein for planning the event. The beach and BBQ area was busy all week and weekend long. Many beach goers commented on how great the shade was due to our tree trimming efforts and the improvements in general.

The docks were heavily used, but with the cooperation of the boaters, we got through it.

Over the past couple of years, the Board has done a great job. Each and every Board member has brought his or her experience to make this one of the best Boards I have ever worked with, anywhere.

The Association has seen several improvements in our common areas, which benefit us all and help to keep Kono Tayee a great place to live and play. It is all about doing what is right for the membership as a community.

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The following are a few items the Board has accomplished on behalf of the membership over the last couple of years:

- Built a new BBQ in a better location and added about 350 square feet of patio.
- Re-graded the beach and replaced the sand with cleaner pea gravel.
- Replaced the beach benches and tables – more than \$6,000 was donated by our residents!
- Replaced the bench at the P.O. Box area.
- Approved several dozen property upgrades at residents' homes.
- Formed a Kono Tayee website -- Jeanne Wallenstein created it and maintains the site at no charge.
- Reworked all of our Association forms -- which are always available on our Kono Tayee website.
- Director Jay Greenwell donated the beach chairs, which are really liked by all.
- We now have 7 new umbrellas and 2 more on their way – ALL the money to replace them came from our residents. More than \$1,100 was donated to the Association. Debi and John Cormack - \$250, the following donated \$125.00 - Mike and Judy Braley, Jim and Pattie Johnson, Jim and Terri Corsini, Bob and Pat Sullivan, Jay and Robin Greewell, Jeanne and Dave Wallenstein, and Curt and Beckwith donated \$200. No Association funds were used. Thank you to everyone!
- The County of Lake has paid for the weed spraying of the beach and launch ramp now for 3 years in a row, due to my efforts. That is a savings of almost \$5,000 to the Association.
- We added new Association Committees at our residents' requests and still more will be formed.
- The Board and I have developed new, closer relationships with the Sheriff's Department, CHP, CalTrans, the County Roads Department, the County Economic Department, the Water Resources Department, the County Invasive Species Program, the State of California's Hydrilla Program, and the Department of Fish and Wildlife.
- I serve with Lake County as a Mussel Sticker Screener and an Invasive Species Inspector.
- We are able to do more projects and keep our costs down due to the over-whelming support of our volunteers.
- Mike Braley cleans the picnic area so we can enjoy a clean picnic area. He also gets the BBQ going and sets up the umbrellas as well.
- The Board replaced the shed located at the BBQ area. John and Debi Cormack donated many hours of their time to work on the electrical. Jay Greenwell painted the doors. The old shed was dry-rotted and even had termites.
- We were able to dispose of the old shed in the dumpster when it was here for our Community Clean-Up Day.

None of these projects could have been done without the entire current Board's support. The Board puts in **many** hours. I am always in contact with the Board for their input and advice. I know I spend about 20-30 hours each week and sometimes more on the Association. I enjoy doing what I do for the Association.

I want to thank Vice President Mike Morarity, Director Jay Greenwell and Alternate Director Jim Johnson for their service to the Community. And, of course thanks go to Debi Cormack for being our Secretary. She did a fantastic job, and gave her and John's time to many projects. On several occasions I saw Debi raking the beach, painting the curbs and doing whatever needed to be done without being asked. Debbie Pryor gave countless hours doing her finance reports to keep us all up-to-date up on the financials.

Mike Morarity, Jay Greenwell, Jim Johnson, Debi Cormack and myself also donated funds of almost \$3,000 to the Association over the last 2 plus years.

Debbie Pryor and I were re-elected for the 2014-2015 term. The remainder of the Board members will be replaced in September.

Effective August 1, 2014 Debi Cormack will be the new Sunshine Committee person. If you know of someone that is ill or a family member who has passed, Debi can send a card on behalf of the Association. She can be reached at 707-274-6680.

The county has a requirement for a permit to be issued prior to raking up the algae and dead weeds in the canal and on the lakefronts. I hold the permit for this work in the canal only. Before doing any raking, please contact me at 707-274-2750 or at bobsullivan33@aol.com for instructions and to sign an agreement form. If you live on the lake you should contact Water Resources at 707-263-2344 to obtain a permit.

Please watch for any still standing water around your house, in fountains, flower pots, pools, spas, etc. They could harbor mosquitoes and there is the West Nile Virus in Lake County! A Vector Control Representative did inspect our area. No positive results were found at this time.

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 the coming year.

COMMUNITY ANNOUNCEMENTS

❖ **KONO TAYEE WATER SUPPLY**

Our well for the Kono Tayee Water System has dropped 7 percent since January of 2013. We were asked for voluntary conservation efforts of 15 percent and our efforts have resulted in an actual 40 percent decrease in water use over last year's consumption. The district has not seen any extremely high users and does not anticipate the need for mandatory conservation measures in the Kono Tayee Water System as long as the volunteer efforts continue to succeed. This sounds like we are doing very well with our voluntary efforts. Thank you to everyone and lets all keep up the good work!!

❖ **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. As of July 1, the purchase of bags has increased so we were lucky enough to slip in under the increase. 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. I want to thank Nancy Piazza for stepping back up (temporarily) to sell garbage bags to our community again. We are looking for another full-time resident to also sell bags. So if you'd like to help out, please give Debbie Pryor a call.

❖ **PET CLEAN UP**

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

❖ **4TH OF JULY PARADE - A BIG TURNOUT IN 2014!**

Turn-out and participation in the 4th of July Parade was great!! A very special thank you goes out to Jeremy Heryford for his beautiful and inspirational rendition of the National Anthem. Thanks to Jeanne Wallenstein and Sarah Glenn for coordinating the event, and to Carol Beckwith for all the fantastic pictures she took. Check out <http://www.konotayeeestateshoa.com/Photo-Gallery.html> for some fun photos of the event.

❖ **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 Debi Cormack, 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. Please note Pat Sullivan is no longer volunteering on the Sunshine Committee. Please contact Debi Cormack instead. Thank you!

❖ **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 bobsullivan33@aol.com for assistance in obtaining your stickers.

(Community Announcements Continued on Next Page)

COMMUNITY ANNOUNCEMENTS (CONTINUED)

❖ **KONO TAYEE DONATION "WISH LIST"**

Over the last couple of years we have had over \$9,500 in cash donations from residents to the Association, not counting all the labor. Nine new umbrellas for community functions will have been paid for during 2014 from funds donated by residents: The Sullivans, Johnsons, Greenwells, Braleys, Corsinis, Wallensteins, Beckwiths, and Cormacks (2). We are presently looking for \$175.00 to purchase a leaf-blower for use at the beach area. Please contact the Board if you are interested in donating to the Association. Thank you!

❖ **HOMEOWNER'S DUES**

As you know, we increased our dues by 10% this year. This was voted on and approved at our April 2014 meeting. Please do your association a favor and mail your dues in early. Your Homeowners Due's were handed out to those members present at our Annual Meeting. All others were mailed, so if you didn't receive yours as of this newsletter, please call Debbie Pryor at (925) 766-8681 and let me know. By mailing your dues in early, it helps keep our costs down by not having to send out additional reminders to the membership. This costs time and money and as you know, I'm a volunteer for your association and would like your help by sending in your checks early. Thank you.

❖ **TREASURER'S NOTES**

Please find the Revised Banking Statement at the end of this newsletter. A few changes were made after the July 7th Annual meeting. It changed by \$125.00, which reflected a donation made by Bob & Pat Sullivan for the umbrellas. The Association purchased seven umbrellas and as of our year end we had received six donations from the following members: The Corsini's, Johnson's, Braley's, Greenwell's, Cormack's & Sullivan's. Three more donations by the following members: The Wallenstein's, The Beckwith's, and the Cormack's after the year-end date will complete the reimbursement of the seven and the purchase of two more for a total of nine new umbrellas at no final expense to the Association's funds.

KONO TAYEE & COMMUNITY EVENTS CALENDAR

AUGUST

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

SEPTEMBER

Board Meeting: Saturday, September 13, 2014 at 10:00 am at the BBQ/beach area. Please RSVP to Bob Sullivan at (707) 274-2750 or bobsullivan33@aol.com.

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

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

DECEMBER

Christmas Party: Saturday, December 6th. Thank you to Bill and Lorna Lawver for hosting this event at their home, 7785 Richard Drive.

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.
- ❖ Pro-form 6.0 EZ Elliptical for SALE. 2 years old, works great, paid less than \$500 new. I am only selling it because I joined a gym, which was free. You can find it online to see a picture. Any offer will be considered. Call Irene at 707-272-8484.

Minutes of Kono Tayee Homeowners Association Annual Meeting
Held at Kono Tayee Beach Area, 7897 Richard Dr. Lucerne, Ca. 95458
10:00 A.M. Saturday, July 5th, 2014

Present at Meeting

(From sign-in sheet) Irene Tenca, Debbie Pryor, Jim Johnson, Mike Morarity, Lynn Morarity, Celeste Feldman, Jay Greenwell, Jim Hiss, Becky Hiss, Tony Marchese, Ernest Lee, Ellen Lee, Dave Wallenstein, Jeanne Wallenstein, Todd Marshburn, Carol Beckwith, Curt Beckwith, Mary Gehrkens, Ken Gehrkens, John McCloskey, John Cormack, Debi Cormack, Sylvia Valentine, Jim Valentine, Sarah Glenn, Pat Ridgel, Becky Ridgel, Bob Sullivan, Pat Sullivan

Call to Order/Opening of Meeting

President Bob Sullivan called the meeting to order at 10:00 AM, thanked everyone for coming, and led us in the Pledge of Allegiance. Board members present included Bob Sullivan, Debbie Pryor, Mike Morarity, Jay Greenwell, Jim Johnson, and Debi Cormack. Bob Sullivan announced that a quorum was present.

Minutes of Previous Meeting

Hearing no changes or corrections to the April 12, 2014 Board Meeting Minutes, a motion made by Jay Greenwell and seconded by Jim Johnson was approved to accept them as written.

Election Inspections

A last call for return of ballots was made and Inspector of Elections Terry Hale was excused to count the election ballots.

Treasurer's Report

Debbie Pryor reported account balances of \$588.44 in the checking account, \$68,354.48 in the reserves account, and \$89.60 in petty cash. (Her financial reports for 7/1/2013 through 6/30/2014 are attached.) Completion of the shed replacement and canal maintenance were the major expenses for the previous 3-month period. This is the end of the fiscal year so she will be preparing her fiscal year-end report for the accountant. Homeowner's dues were increased 10% this year by a vote and approval at the April 12th board meeting and were either handed out to members present at this meeting or mailed out.

President's Report

1. Butts Canyon Fire was still burning as of meeting date. Butts Canyon Road had been reopened. 4800 acres had burned and 1700 firefighters had been battling the blaze.
2. Rattlesnakes were reported by 2 families on Cora Dr, the Shavers and the Pryors. The Pryor's dog was bitten. These were young snakes that are especially dangerous because they can't control their venom. According to Fish & Wildlife, the proper thing to do is kill them rather than try to capture and release them. Please be alert for them and be safe.
3. Condition of launch ramp and canal: Water at launch ramp is low but still okay to use, being very careful. The water quality is still pretty good. The county is monitoring for weed spraying and when there are enough to justify it, will spray again. Permit for raking weeds on canal banks was applied for in Bob's name. The weeds can't go in the lake. They need to be dried and must be put in the trash and not the green waste because they contain bacteria that prevents the decomposition of regular green waste.
4. There was damage to 2 houses hit by airsoft pellet guns. Not sure about date for first house, but second one was in the past 3-4 weeks. Windows had to be replaced with about \$4000-5000 worth of damage. A sheriff's report was taken and is on file. Residents should be on the lookout and report any suspicious activity.

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5. Thanks to committees, board members, and other residents who have volunteered their time and efforts during the year. Work to be done on creating and combining some committees to address ongoing issues has been discussed. Special meetings in addition to board meetings are being considered as well.

Announcements

No date has yet been set for the September Board Meeting.

Upcoming 2014 Community Events are:

1. Community BBQs July 12th and Sept. 13th
2. Chicken BBQAugust 9th, hosted by the Morarity Family
3. Oktoberfest.....September 27th, hosted by the Cassin Family
These events are all at 5PM at the BBQ area. Please bring our own utensils and a dish to share.
4. 2014 Kono Tayee Christmas Party is December 6th, hosted by the Lawvers in their home at 7785 Richard Dr.
Details will follow at a later date.

Resident's Questions, Input, and Comments

- Jim Hiss - commented about the great turnout and participation in the 4th of July Parade and wanted to include in the minutes a special thank you from everyone to Jeremy Hereford for his beautiful and inspirational rendition of the National Anthem. (A personal thank you note has been sent to him as well.)
- Thank you to all the many residents who have volunteered their time, money, and efforts in so many areas. Their contributions are appreciated by all and save the community a lot of money.
- Jeanne Wallenstein – suggested a “Donation Wish List” for items needed by the association that donations could be applied to. Currently, there is one item of a leaf blower for use at the beach area. Seven new umbrellas for community functions to replace the old ones damaged in the old shed were purchased with donated funds from 6 families: The Braleys, Corsinis, Greenwells, Johnsons, Sullivans, and Cormacks. 3 more donations from the Wallensteins, the Beckwiths, and the Cormacks will fund the future purchase of 2 more umbrellas and reimbursement of the one paid for by the association.
- Jim Valentine and Curt Beckwith - asked about our roads. Bob said he and Mike Morarity will be meeting with county officials to plead our case for an overlay, although it’s very expensive (\$120, 000 just for materials) and the county has limited funds with other priorities before us. The more likely thing that the county would be willing to do is to crack seal both the county and private roads. In the meantime, funds get put into the reserves each year to build up for paving/repairing the private roads.
- Several residents discussed problems over the extra-busy holiday week at the launch and temporary parking areas. Issues of fueling, launch rules, parking too long, warning given before fine for parking violations, etc. were clarified. Lake issues with algae, weeds, and the defeat by 2 ½ % of Measure L were discussed as well.
- Todd Marshburn , a second-generation owner, loving to come here and meeting more of his neighbors, encouraged conversations between neighbors to solve problems before taking them to the board.
- Celeste Feldman – asked if more private community signage could be put at the top of Cora to discourage unauthorized people from trying to use our launch ramp. Bob said we would be prohibited from putting it on Caltrans property there.
- Ernie Lee reported that Lucerne Harbor is full of mud and not good for launching.

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Election Results

Terry Hale, Inspector of Elections, announced the results of the election. 88 ballots received, 5 invalid ballots, 83 ballots counted. The results were as follows:

<u>President</u> – Bob Sullivan	<u>Candidates</u> were: Bob Sullivan with 59 votes and Pat Ridgel with 29 votes
<u>Vice President</u> – Jim Hiss	<u>Candidates</u> were: Jim Hiss with 58 votes and Mike Morarity with 28 votes
<u>Secretary</u> – Carol Beckwith	<u>Candidate</u> was: Carol Beckwith with 81 votes
<u>Treasurer</u> – Debbie Pryor	<u>Candidates</u> were: Debbie Pryor with 65 votes and Beth Shaver with 23 votes
<u>Director</u> – Tony Marchese	<u>Candidates</u> were: Tony Marchese with 45 votes, Jay Greenwell with 20 votes, John McCloskey with 15 votes, and Jim Johnson with 9 votes

Adjournment:

The meeting was adjourned at 11:20 AM

Respectfully submitted by Debi Cormack, Secretary

Secretary's Note: I'd like to express sincere thanks from the bottom of my heart for all the help, support, and patience with my inexperience that I've been shown from so many people during my year of serving as association secretary. Words can't say how much I appreciate all of it. And a very special thanks to Jeanne Wallenstein, who created and maintains our great Kono Tayee website, organizes our entries into the newsletter, and helps with the roster.

