



2017 BOARD OF DIRECTORS

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2017 COMMITTEES AND COMMITTEE MEMBERS

ARCHITECTURAL COMMITTEE

- Co-Chair, Beth Shaver
- Co-Chair, Bob Sullivan
- Mike Braley
- Terry Hale
- Brenda Reyes

BUDGET COMMITTEE

- Chair, Debbie Pryor
- Craig Courtemanche
- Terry Hale
- Tony Marchese
- Larry Oreglia, Jr.

ELECTION COMMITTEE

- Chair, Mike Braley

FRIENDS & NEIGHBORS

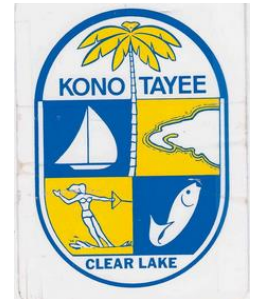
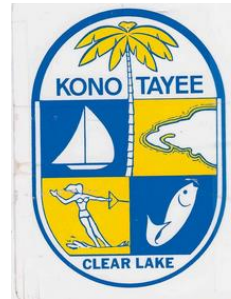
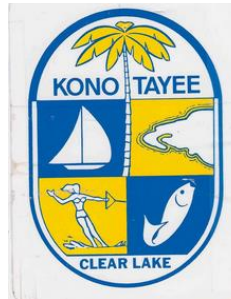
- Debi Cormack
- Brenda Reyes

KEEPER OF THE FLAG

- Joe Reyes

SOCIAL EVENTS

- Beth Shaver



Present at Meeting

John McCloskey, Debbie Pryor, Mike Morarity, Jeanne Wallenstein, Dave Burrows, Jim Hiss, Becky Hiss, Joe Reyes, Brenda Reyes, Jim Johnson, Debi Cormack, David Wallenstein, Tony Marchese, Pat Ridgel, Becky Ridgel, Lynn Morarity, Colleen Hale, Terry Hale, Jim Corsini, Craig Courtemanche, Beth Shaver, Kerry Shaver, Ross Calvert, Naish Piazza

Call to Order/Opening of Meeting

Mike Morarity called the meeting to order at 12:00 pm, and thanked everyone for coming. Mike Morarity led us in the Pledge of Allegiance. Board members present included Mike Morarity, John McCloskey, Jeanne Wallenstein, Debbie Pryor and Jim Johnson. Mike Morarity announced that a quorum was present.

Minutes of Previous Meetings

Jeanne Wallenstein made a motion to approve the revised minutes from the January 10, 2017 Board meeting and the minutes from the February 11, 2017 Board meeting. Mike Morarity seconded the motion and the motion was approved by all.

President's Report

Guests

Mike Morarity reminded members to remind their guests of Kono Tayee Rules and Regulations, including use of the beach, pier and launch, keeping dogs on leashes and off the beach area, and to pick up after dogs. There was some discussion about how to identify guests of members vs. trespassers. Members can help their guests be identified by using guest pass stickers on vehicles and boats.

Roads

Mike Moriarty led an open discussion about the conditions of Kono Tayee roads and received input about options for maintenance, including crack sealing, patching, County involvement, resealing, weed abatement and road restoration. Naish Piazza provided some background information and a discussion of the options and actions taken to maintain our roads in 2006. John McCloskey mentioned that he spoke with the Roads Superintendent, Larry Henry, this year and due to recent storm damage, money is not available to repair our roads this year. The County is willing to crack seal, possibly next year, as a preventative measure. Naish reminded members to spray for weeds in the road cracks in the early Spring and as the weeds surface. Mike Morarity made a motion to form a Kono Tayee Roads Committee led by Naish Piazza, Jim Hiss and John McCloskey to look into options. John McCloskey seconded the motion and the motion was approved by all.

Fees for Real Estate Inquiries

The Board discussed whether to charge prospective buyers/sellers for inquiries into our Homeowners Association during the sale of a property. Debbie Pryor commented that the inquiries are simple, ask about dues, term of dues and/or anticipated dues increases. Other information is readily available on our Kono Tayee website. The Board decided not to charge for these inquiries. No motion was proposed and no action was taken.

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Beach Spraying

The Board discussed whether to spray the beach this year. Due to water levels, there may be less of a need to spray this year, however, it may be needed later in the Fall. County funds are available on a first come, first served basis, and require a permit application. The Board decided that John McCloskey would apply for a permit, and request the County provide spraying of the beach in the event it is needed.

Beach Survey

Brenda Reyes reported that the County completed their part of the beach survey, finding no major discrepancies with the work done by Conser Survey. The final monuments will be placed at the beach the week of May 22nd. Mike Morarity mentioned he had received a letter from the attorney representing Stan and Cindy Ochoa, has shared it with the Board and will provide a copy to Brenda Reyes.

Treasurer's Report

Current Financials

Debbie Pryor provided a financial summary report, which will be attached to these minutes. Total in all accounts is \$111,524. Miscellaneous expenses since the last meeting in February included \$750 for the second payment of the beach survey, \$600 for asphalt removal at the Alston/Richard corner, \$300 for vegetation control, and miscellaneous postage expenses. Debbie asked for pre-approval of \$250 to fund postage for the upcoming election ballots and an additional \$50 to cover the cost of assessment dues mailer notices. Two homes in Kono Tayee recently sold, and one more is pending.

2017-2018 Budget Report and Reserve Study

The Budget Committee met in February and increased the budget by only \$650, mostly for professional fees. The Budget Committee did not propose a fee increase this year. The Budget Committee recognizes that a decision on Kono Tayee roads maintenance or damage to our major asset, the pier, could affect future budget needs. Debbie Pryor made a motion to approve the Budget Report. Mike Morarity seconded the motion, and all approved.

Vice President's Report

Association Documents

John McCloskey reported he received some but not all Board documents and contracts from former Association President Bob Sullivan, and will look through the Association shed (at BBQ area) for additional documents. The Board agreed that the Secretary should be responsible for managing Association-related documents.

Corner of Richard/Alston Concrete Removal

John McCloskey reported that S&K completed the work to remove the concrete at the corner of Richard and Alston.

Pestmaster's Canal Weed Spraying and Contract

John McCloskey reported that he contacted Pestmaster about the weed spraying contract. The Architectural Committee raised concerns that this was their responsibility to contact Pestmaster. Debbie Pryor made a motion to pre-pay Pestmaster \$3,200 for spraying and pay a \$100 County permit fee. Jim Johnson seconded the motion and all approved.

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Mailing of Property Inspection Notifications

After some discussion, it was decided that the Architectural Committee would email property inspection notifications to those members whom we have email addresses for. The remaining inspection notifications would be postal mailed by the Secretary.

Architectural Committee Report

Dumpster and Community Cleanup

There was some discussion about the whether to coordinate a Community Cleanup Day and to have the Association rent a community-use dumpster, possibly on the same time. It was discussed that the Architectural Committee could develop a list of proposed clean up items, which the Secretary could then circulate to the membership seeking input for additional clean up items, and ask whether there was interest in obtaining a community-use dumpster. Jeanne Wallenstein made a motion to schedule a Community Cleanup Day on Saturday, October 14th. Mike Morarity seconded the motion and all approved.

Architectural Committee Updates

The Architectural Committee reviewed and approved 13 applications for home improvement and repair. At the time of this Board meeting, the Committee had not yet started on property inspections and was not yet ready to submit a draft of the Rules and Regulations. The Board was reminded that although the Mussel Stickers program was listed on the meeting agenda in error under the heading of "Architectural Committee," it is not part of the Architectural Committee's responsibility.

New Business

Social Events

Members were reminded of the Wine and Cheese Social Event held at 5 p.m. the day of the May 13th Board meeting.

Naish Piazza also reminded everyone about a Community Fund Raising Event he and Nancy will be hosting at their house for the Garcia Family on Saturday, May 27th from 4:30-6:30 pm. All funds donated for the raffle will be given to Leo Garcia as a gift from the Kono Tayee community. Checks and donations will be accepted and can be made out directly to Leo Garcia.

Parcel Box Lock #2

It was reported that Parcel Box Lock #2, located at the Kono Tayee mailbox area, was recently rekeyed by our local mail service, due to a lost key.

Next Annual Meeting

The next Annual Meeting and Election will be held on Saturday, July 1st at the beach area. The Board will request that Mike Braley, Election Committee Chair, make ballots available during the Annual Meeting for those who did not previously complete them.

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Friends and Neighbors Committee Report

Debi Cormack mentioned that the following cards had been sent out since the January 7th meeting:

Get well cards to: Lee Melcher who suffered a stroke and is recovering well; Brenda Reyes who had thyroid cancer surgery and is in the recovery process. *Thinking of you cards to:* Tom and Shirley Randall for her sister's serious illness. *Sympathy cards to:* Judy and Mike Braley for the loss of Judy's father; Tom and Shirley Randall for the loss of Shirley's sister; Leo Garcia for the loss of his wife, Liz.

Debi reminded everyone that Leo Garcia is facing some very large medical bills. If anyone would like to help, please contact Tom Atteberry at (406) 672-3161 who is assisting Leo in collecting donations. Checks can be made out to Leo Garcia or can be mailed directly to Tom Atteberry.

Old Business

Jeanne Wallenstein reminded everyone that Board Election nominations must be postmarked and returned to the Election Committee Chair no later than May 15, 2017.

Jeanne Wallenstein mentioned that the updated membership roster will be sent out to our members soon. If you have any recent updates to your phone, address, email, or other contact information, please send them to KTSecretary@gmail.com.

The Board thanks all our community volunteers, including Debi Cormack, Brenda and Joe Reyes, Tony Marchese, Terry Hale and Pat Ridgel, and everyone who helps to keep our community updated, clean and beautiful.

Tony Marchese asked about placing a sign at the beach explaining the Mussel Sticker program. A permanent, official metal sign will be placed at the beach soon.

Adjournment

Mike Morarity made a motion to adjourn the meeting. Debbie Pryor seconded the motion, and all approved. Meeting adjourned at 1:28 pm.

(End of 5/13/17 Board Meeting Minutes)



President's Report - June 2017

Many thanks to our Architectural Committee Members who have inspected each of our properties for CC&R compliance.

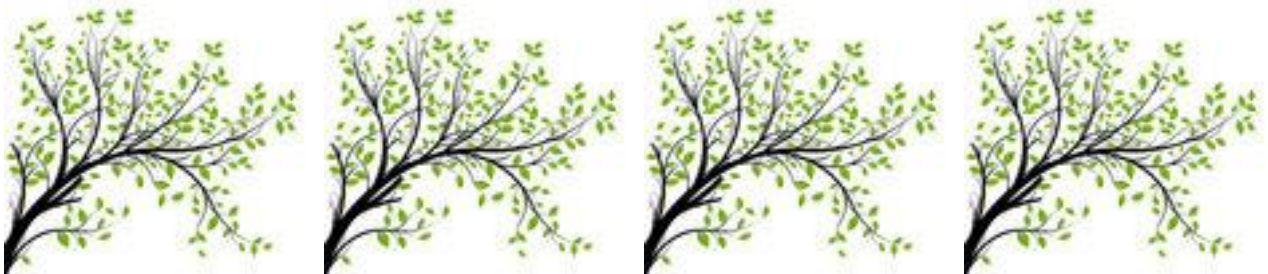
I would also like to remind our residents who have guests visiting to please keep their dogs on leashes and to keep dogs off of the beach.

To avoid any possible misunderstandings over guest privileges, please accompany your guests during boat launching, or, be sure to give them a guest pass if you are not present.

On Monday, May 29th, one of our residents reported a transient man walking in Kono Tayee near our mail shelter. He was described as being a Hispanic male, 5' 7"; 140 lbs. with facial tattoo's. The man with a backpack. This person clearly had no lawful business in Kono Tayee but we do have three public-County roads open to anyone. Our community is a safe place because we are paying attention to those who walk through or drive through our community. Our neighborhood watch program needs to be revitalized and our signage needs some updating.

Lastly, I want to suggest that anyone who wants an assurance of added security to consider video surveillance systems to watch over their homes and roadways. These systems are very user friendly and very easy to install. The cost is as little as \$200 to \$400. A typical system will store recordings from several weeks to several months. The benefit is to those who are part time residents who can check their property from their computer or their phones. If anyone would like to learn more, I am happy to discuss any details.

I urge any member to contact me by phone with any complaints or concerns during my remaining tenure as President. I can be reached at 707-331-2446. I will return calls promptly. **Mike Morarity**



Seeking Missing Item

Jim Johnson and **Pattie Moshell Johnson** are looking for two duck decoys that were lost during the winter storms. They probably floated away, and they are hoping someone fished them out of the water. Contact Pattie or Jim at 707-274-8129.



KONO TAYEE UPCOMING EVENTS CALENDAR



JULY

Saturday, July 1st Board Meeting: Meet at the Beach/BBQ area at 10 am. The main topic of this meeting will be the election of the 2017/2018 Board of Directors.

Annual Kono Tayee 4th of July Neighborhood Parade: Tuesday, July 4th at 10 am. Meet at the beach area. We'll loop around the neighborhood in red, white and blue decorated golf carts, strollers, bikes, scooters and more. Dogs on leashes, please. Come festively dressed and walk the parade with the community. Be sure to not miss the fun!

Saturday, July 8th All American BBQ: Continue celebrating the 4th at our All-American Picnic at the BBQ and Beach area starting at 5 pm. Wear red, white, and blue and bring your own hot dogs or hamburgers (or other favorites) to BBQ. Please bring your patriotic picnic appetizer, side dish or dessert to share.

AUGUST

Saturday, August 12th Baseball BBQ: Join the Kono Tayee team and meet at the BBQ and Beach area starting at 5 pm. Show your spirit by wearing your favorite baseball team apparel. Bring your own utensils and your own meat to BBQ. Pitch in and bring an appetizer, side dish or dessert to share. Batter-up!

SEPTEMBER

Saturday, September 9th Football BBQ: Meet at the BBQ and Beach area starting at 5 pm for the Kono Tayee Tailgate party. Bring your own utensils and your own meat to BBQ. Please bring your favorite tailgate appetizer, side dish or dessert to share. Wear your favorite football team jersey! Go team!

OCTOBER

Saturday, October 7th Oktoberfest BBQ: Polka down to the BBQ and Beach area starting at 5 pm. Bring your own utensils and your own sausages (or other festive fare) to BBQ. Please bring an appetizer, side dish or dessert to share. Home brew (by Kerry) will be available! Oom pah pah!

Saturday, October 14th Community Cleanup Day: Meet at the BBQ/Beach area at 10 am. A list of clean up items will be collected and circulated as we get closer to the date. Community input, volunteers and assistance are welcome.

NOVEMBER

Saturday, November 4th Friends and Family Thanksgiving: Bring your friends and family and join us at the BBQ and Beach area starting at 3 pm (note time change). Turkey will be provided. Please bring your favorite Thanksgiving appetizer, side dish or dessert to share. Let's celebrate and be thankful for such wonderful friends and neighbors in Kono Tayee!

Details on these social events will be provided as we get closer to each event. If you have social event ideas or want to help with any of the events listed above, contact our Social Events Coordinator, **Beth Shaver**, at konotayeesocial@gmail.com.
Help is always welcome!



COMMUNITY ANNOUNCEMENTS & REMINDERS



❖ WEED ABATEMENT

With heavy rains this past winter year and the sun now shining, weeds are **high** throughout our community. Reminder that all Kono Tayee members are responsible for weed abatement on their property. Please make sure to visit your property to check on weed control.

❖ GUESTS

With the summer months approaching, please remind your guests of the Kono Tayee Rules and Regulations, including use of the beach, pier and launch, keeping dogs on leashes and off the beach area, and to pick up after dogs. Members can help their guests be identified by using guest pass stickers on vehicles and boats. Accompany your guests during boat launching, or provide them a guest pass if you are not present.

❖ 5 MPH !

Please remember to drive **slowly (5 MPH)** throughout our Kono Tayee Community. This includes cars and golf carts, too! As the school year comes to an end, more children will be walking, riding bikes and having fun at the beach and throughout our KT streets. Be safe, drive slowly and keep an eye out!

❖ PET RULES & CLEAN UP

Please be courteous and responsible and pick up after your pets. Ensure your guests also pick up after their pets. The lot at the end of Milos Court is not a dog park; it is privately owned property. Do not let your dogs "go" there. Please keep your dogs on leashes, and keep dogs off the beach.

❖ KEEP CLEAR LAKE MUSSEL FREE

Boat and jet ski owners, remember to get your 2017 Lake County Quagga Mussel sticker before using your vessel in any Lake County water body. The Lake County sticker is required in addition to the mussel sticker from the DMV. Also, remember to check in with a participating screener when you return from an out-of-county trip with your boat. Support the program that's keeping Lake County MUSSEL-FREE. Avoid a fine of up to \$1,000. 2017 stickers are now \$20. To get stickers, call Bob at 707-337-0480 or Beth at 408-425-8455. Be sure your guests also get the monthly stickers! CLEAN DRAIN AND DRY YOUR BOAT AFTER EVERY USE.

❖ FRIENDS AND NEIGHBORS COMMITTEE

Reminder to contact Debi Cormack or Brenda Reyes if you know someone is sick or has lost a loved one, or are new to the neighborhood. They will send a card on behalf of our Friends and Neighbors Committee. Contact Brenda at (707) 245-8312, or Debi at 707-274-6680.

❖ GARBAGE BAGS

Garbage bags are available for \$5.00 per bag. You can get your bags from Brenda Reyes, 189 Harry Way, (707) 245-8312. We have a limited supply of bags available, so please call first before going to purchase your bags. We accept cash or checks can be made payable to Homeowners of Kono Tayee.

❖ KONO TAYEE WEBSITE / FACEBOOK / EMAIL LIST / MEMERSHIP UPDATES

Check out our website at www.konotayeeestateshoa.com for the latest community announcements and events. 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 Jeanne Wallenstein, Kono Tayee Secretary, at ktsecretary@gmail.com to provide your email address. Don't forget to complete and submit the "Member Info Update Form," located on our [Kono Tayee website](http://www.konotayeeestateshoa.com) for any contact information changes or ownership changes (name, address, phone, email changes, etc., or ownership changes). Forms are also available in the Mail Box area.