
MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING
October 24, 2015

Held at the Lucerne Senior Center, 3984 Country Club Drive, October 24 at 10:00 am.

PRESENT AT MEETING

Board Members (Pres.) Bob Sullivan, (VicePres.) Jim Hiss, (Sec.) Beth Shaver, (Treas.) Debbie Pryor, (Dir.) Tony Marchese

Members: Kerry Shaver, Lee Melcher, Marlene Melcher, Pat Ridgel, Becky Ridgel, Vyonne Burrows, Doug Milbourn, Mary Lou Milbourn, Carol Benson, Tom Atteberry, Becky Hiss, John Cormack, Debi Cormack, Brenda Reyes, and Joseph Reyes.

1. CALL TO ORDER

Pres. Bob Sullivan called the meeting to order at 10:02 am.

2. OPENING OF MEETING, WELCOME, APPROVAL OF PREVIOUS MINUTES

Bob Sullivan welcomed those in attendance and led the Pledge of Allegiance. With all Board members present, he announced we have a quorum.

Bob Sullivan asked if there was a motion to approve the minutes of the previous meeting and an objection was made by Pat Ridgel. Pat's objection was that if a motion was tabled it had to be brought up again at the next meeting. The tabled issue was about Board members being on committees. The Board didn't remember making the motion or it's being tabled, only that it was discussed. Jim Hiss clarified the Board's action and explained that the Board had approved the committee members at the last meeting and that only 1 Board member was on each committee (except for the Budget Committee where Bob Sullivan is an ex officio member (tie-breaking voting privilege only) with Debbie Pryor).

A motion was made by Jim Hiss and seconded by Tony Marchese that for this year only, only 1 Board member would be on each committee. The motion was passed by all.

Beth Shaver made a motion to approve the minutes of the previous meeting, seconded by Debbie Pryor, and was passed by all.

3. TREASURER'S REPORT Debbie Pryor

Debbie Pryor gave the current financial report. The total in all accounts is \$108,450.14, with \$16,784.70 in checking, \$166.78 in petty cash, and \$91,498.66 in reserves as of October 23, 2015.

Our income increased by \$4,793.24 which consisted of the collection of homeowners dues (which all dues are up to date), interest on our MM (reserve account), late charges, tax refund and the sale of garbage bags.

Our expenses were \$5,958.06 which consisted of donation to Sheriff's Office, insurance payments for business package and umbrella, lake encroachment permit, maintenance (Jason Brown), office supplies, postage & printing, professional fees (for work on Davis Stirling documents), signage, tax preparation, water & PG&E and we replenished the petty cash by \$200.00.

There are no current bills at this time.

Approved by the Board at the last meeting, \$15,947.50 was transferred to the reserve fund. It was noted that full financial reports will be given quarterly.

4. PRESIDENT'S REPORT Bob Sullivan

Presidents Comments:

a) Kono Tayee Homeowner Rosters should only be given to owners, not tenants (or renters) in the community. Bob Sullivan made a motion, seconded by Beth Shaver that 1) a statement be put on the roster that this information is for members only (not to be given to contractors or solicitors), and 2) remove the part time (PT)/ full time (FT) designation as this is a security risk, and 3) there be a separate tenants list. The motion was approved unanimously. Beth Shaver agreed to work on getting current tenant information and to send out the roster to the community as soon as possible. (Note: the Roster was sent out email on 10/24/15.)

b) There has been a total of \$1500 in donations from Kono Tayee residents to the Sheriff's Office Appreciation Dinner. Bob Sullivan mentioned several instances of support from the Sheriff's Office throughout Lake County during the summer's fires.

c) The Architecture Committee has done property inspections and has contacted owners (and sent out letters) about cleaning up the weeds on their properties.

d) Several neighbors reported unusual door-to-door solicitors in the area on October 9. The Sheriff was notified. If you are suspicious, don't let solicitors in your house, don't confront them, but get license plate numbers of cars and call the Sheriff's office (707-263-2690).

e) Status on the unmetered water line to the post office box area was given. Bob Sullivan has contacted Mark Dillinger, head of Special Districts and they are aware of the situation. They are looking into determining if water is needed for the sewer line. They are considering metering the line to monitor the usage, but if they do it shouldn't be a charge to us. This issue is not an immediate one, so status of Special Districts will be reported at the next meeting. There was discussion on landscaping the mailbox area with drought tolerant plants. No action was taken at this time.

5. VICE PRESIDENT'S REPORT Jim Hiss

Jim Hiss reiterated the actions of the The Davis Stirling Committee: 1) to update our documents to be in compliance with the Davis Stirling Act as updated in 2014, 2) phase 1 would be a update of our documents without creating or deleting requirements, and phase 2 would be an update to change our requirements, and 3) hire an attorney to draft the updates. The documents include: Articles (the legal foundation that established the Board), CCRs (property owner rights), By-Laws (defines directors, committees, operating rules), and Rules (to include Architectural Committee rules, Canal rules, etc.)

The committee supplied the Board with redlines to the Restated Declaration of Covenants, Conditions and Restrictions (CCRs) as written by the lawyer for approval. There was an objection by Pat Ridgel about the Board approving anything from the Committee. Jim Hiss stated that the process is that the Board receives recommendations from the Davis Stirling Committee and will review, discuss, and vote for the draft changes to be submitted to the attorney. This process of Committee recommendations, community input, and the Board voting

for changes will continue at Board meetings so the final draft can be presented to the association. To pass and be implemented the redrafted document has to receive 2/3 positive members' votes for adoption.

The committee submitted 16 items of redlines to approve. At this meeting we got through 10 of them as follows:

1. Page 3, Section 2. Purpose---Paragraph be moved before 1. Definitions to become the new 1. Definitions would be 2. **AGREED by all**
2. Page 2, Section (i)"Improvement"---In line 3 remove landscaping in line 4 remove fixture, equipment, in line 5 remove gutter, skylight, siding, in line 6 remove window, shutter screen door, hedge, lawn and add garage door, in line 7 remove planter, spa, air conditioning equipment, antenna, pole, utility line. **Remove the word "control" from Architectural Control Committee in line 3. Remove the words "landscaping" through "provided" in lines 3 through 8. AGREED by all.**
3. Page 3, Section (i)--In line 9 remove landscaping. **This is just a definition of a Lot. Keep the section as-is. Jim Hiss and Tony Machese voted against. The rest of the Board AGREED with 3-2 vote to keep the section as-is.**
4. Page 4, Section (c)--in line 2 remove Extensions Lots and replace with Lots 125-129. **AGREED by all.**
5. Page 4, Section (h)--in line 1 remove two story & replace with multi story buildings. **DISAGREE. The original CCRs specifically call out 2 stories. AGREED by all to keep the section as-is.**
6. Page 4, Section 4.--in line 2 remove three (3) & replace with consisting of a minimum of 3. **AGREED by all. We have been working with more than 3 members on the Arch. Committee.**
7. Page 4, Section 4, (a) (i)--in line 2 remove three (3) & replace with one (1). **AGREED by all. Membership on the Architectural Committee has only been 1 year.**
8. Page 5, Section (c)--in line 2 remove any two (2) & replace with a majority of members. **AGREED by all.**
9. Page 5, Section (c)--in line 3 remove the sentence "In the event...during such absence." **AGREED by all.**
10. Page 5, Section (c)--in line 7 remove the sentence "The members...Committee function." **AGREED by all, but need to include words about expenditures by Board members in the CCRs elsewhere.**

As the time was getting late it was agreed by the Board to hold another Board Meeting on November 12 at 2 pm with the Review of the Davis- Stirling CCRs as the only item on the agenda.

6. FRIENDS AND NEIGHBORS COMMITTEE Debi Cormack

The following cards were sent since the meeting of September 12, 2015:

Get-Well cards to: Celeste Feldman for thumb injury, Terry Hale for shoulder surgery and Bill Lawver for surgery on neck.

Sympathy card was sent to Michael and Janice Presz for loss of Michael's mom.

Welcome card was sent to the Ryan German family- our new neighbors.

Just a reminder to please contact Debi Cormack at 707-274-6680 if you know someone who is ill, has lost a loved one, or is new to the neighborhood so she can send out a card on behalf of Kono Tayee's Friends and Neighbors Committee.

7. DISASTER RESPONSE PLANS Tony Marchese and Brenda & Joe Reyes

Tony Marchese stated that 7 years ago a telephone tree was started to check on residents living alone. Tony will be updating the telephone tree and is looking for people to add to the tree. He has forms that people can fill out that include information on where a key to the house is, and phone numbers of relatives to notify for emergencies. This data will be kept private. Information on this will be posted on the bulletin board in the mailbox area soon.

Brenda Reyes will be hosting a class on Friday, November 13 at 10:00 am on "How to Prepare Your Ready-To-Go 72 Hour Kit" for disasters and evacuations. The class will be 90 minutes long and will be held at her house at 189 Harry Way. Please bring paper, pencil, and a backpack. For questions you can call Brenda at 916-740-0311.

Joe Reyes reported that he is trying to get the Fire Department out to check our fire hydrants in the area and to identify reflectors in the street that need replacing. He will be putting together a check list for homeowners to use to ensure they are prepared for a fire disaster (e.g. placing firewood not too close to home, check that fire alarms are in working order, etc.)

Joe is also looking at escape routes and shelter-in-place plans for fire disaster and, as the seasons change, for flooding or mudslides.

There was discussion on the storm drains being clogged up. Bob Sullivan said these were the County's responsibility and he will be talking to them to get them cleaned out.

8. OLD BUSINESS

At the last meeting Celeste Feldman requested the Board consider placing mooring buoys in the Kono Tayee cove for docking boats at busy times. According to Bob Sullivan, the County of Lake Water Resources has guidelines for placing a mooring buoy. Lakefront property owners may place 1 buoy per parcel. It must be established that the proposed use will not cause significant harm to navigation, safety or health. The buoys must be annually inspected and maintained.

Bob stated that Richard Drive owners are not interested in putting mooring buoys in front of their lakefront lots. Kono Tayee could put them in front of the beach area (lot 63 and 64) at a cost of about \$800.00 each, but it would cause a navigation hazard since the pier and swim platform are so close (as well as possibly disturbing the boat ramp traffic). Tom Atteberry suggested we could change the swim area lines (decrease the swim area) to allow beaching of boats. The Board stated this would be a safety issue. Bob Sullivan made a motion and Beth Shaver seconded it to not place mooring buoys within the Kono Tayee lakefront of Lots 63 and 64. It was approved unanimously.

A solution to the docking of boats at busy times was to anchor your boat elsewhere in the lake and ensure that it is lit properly at night to avoid collisions.

Vyonne Burrows asked about buoys; she said she needed one in front of her house to stop speeding boats. Bob Sullivan will take a look at it. Vyonne complained about fisherman destroying her boat upholstery with fish hooks and not respecting our property. A suggestion was made to take a picture or video if you see bad behavior and report it to the Sheriff's Office.

9. NEW BUSINESS

No new business.

10. ANNOUNCEMENTS

Join us at Halloween Pet Parade, October 31st at 4pm. Meet outside Johnson's house 7795 Richard Drive. Ride (golf cart), walk, skateboard or bicycle in the parade. Come in costume- you and your pet and vehicle! Lots of scary fun!

Davis-Stirling CCR review Board Meeting on November 12 at 2 pm. We will review the Committee's redlines to the CCR draft received by our lawyer.

"How to Prepare Your Ready-To-Go 72 Hour Kit" class by Brenda Reyes on November 13 at 10 am at the Reyes home on 189 Harry Way.

The annual Christmas Party "Catch the Spirit" will be hosted by Brenda and Joe Reyes on December 5th. The party is planned to start at 6 pm. There will be a "white elephant" gift exchange. More information will follow later.

Next full Board Meeting on January 9th

11. RESIDENTS QUESTIONS, INPUT AND/OR COMMENTS

Several cigarette butts have been found throughout the neighborhood. This is litter and affects the aesthetics of our neighborhood. Please be considerate and pick up your butts!

Remember that dogs should be on leash when in the community. Do not let your dog roam free!

People have been better about observing the 15 mph speed limit within Kono Tayee. But please slow down when coming down Cora Drive.

12. ADJOURNMENT

A motion to adjourn the meeting was made by Beth Shaver, seconded by Tony Marchese, and was approved. The meeting was adjourned at 12:49 pm.

Respectively submitted by Beth Shaver, Secretary