

**Kono Tayee Home Owners Association Annual Meeting
Lucerne Senior Center, Lucerne, CA 95458
Saturday, January 13, 2018 at 10 am**

Present at Meeting

Debbie Pryor, John McCloskey, Jim Hiss, Dave Wallenstein, Becky Hiss, Joe Reyes, Brenda Reyes, Ross Calvert, Sarah Glenn, Jim Johnson, Ernie Lee, Terry Hale, Curtis Beckwith, Carol Beckwith, Mike Braley, Judy Braley, Debi Cormack, Kerry Shaver, Terry Hale, Lee Melcher, Marlene Melcher.

Call to Order/Opening of Meeting

John McCloskey called the meeting to order at 10:05 am, and led the members in the Pledge of Allegiance. Board members present included John McCloskey, Jim Hiss, Debbie Pryor, Sarah Glenn, and David Wallenstein. John McCloskey announced that a quorum was present.

Minutes of Previous Meetings

Jim Hiss made a motion to approve the minutes from the September 9, 2018 Board Meeting. John McCloskey seconded the motion, and the motion was approved by all.

Treasurer's Report: Debbie Pryor

Debbie Pryor provided a financial summary report which is attached. Total in all accounts is \$125,036, with a checking account balance of \$24,372, \$100,485 in reserves, and \$178 in petty cash. All dues for this next year have been collected. After some discussion of anticipated future expenses, Debbie Pryor made a motion to move \$10,000 into reserves. John McCloskey seconded the motion, and the motion was approved by all.

Committee Updates

Architectural Committee

Terry Hale reported that he has 8 applications since he took over in September. 7 have been approved and one is still pending. Terry plans to do inspections in late February or early March. Jim Hiss complimented Terry on his tracking spreadsheet and communication.

Elections Committee

Mike Braley plans to send out nomination forms April 10, which will be due May 10. He plans to send out the ballots June 4th for the July 7th election. Jim Hiss complimented Mike Braley on his efficiency in handling the election process and for agreeing to do the work for one more year. Mike reminded David Wallenstein that he needs the updated roster soon with lot numbers included.

Budget Committee

Debbie Pryor is working with Craig Courtemanche, Terry Hale, Brenda Reyes, Tony Marchese, and Larry Oreglia to schedule a Committee meeting towards the end of February or March in order to have the budget ready for April.

Friends and Neighbors

Debi Cormack reported that sympathy cards went out to Naish and Nancy Piazza for the loss of Naish's brother, to Bob Sullivan for the loss of his mother, and to Mary Gehrkens for the loss of her mother. She sent get well cards to Jim Hiss for a shoulder procedure and Achilles injury, and to Mike Morarity for heart problems. She sent thank you cards to Pat and Becky Ridgel for cleanup of tree trimmings at the beach area. She sent welcome packets to Ross Calvert and to Darryl and Rosemarie Didier who are our two newest full-time neighbors. Jim Hiss and many of the rest of the attendees thanked Brenda Reyes and Debi Cormack for painting all the curbs.

Maintenance Items/Roads Committee

John McCloskey discussed the need for road maintenance and various options to fix the County and private roads within our community. John will call the County to see if they will do crack-sealing on the County roads and perhaps also fix some of our roads if we pay for it. After some discussion, Dave Wallenstein made a motion to re-establish a Roads Committee. John McCloskey seconded the motion, and the motion was approved by all. Jim Valentine and Mike Braley volunteered to be on the road committee. They will reach out to Naish Piazza and William Lovingood who had previously expressed interest in being on the Roads Committee, but did not attend the meeting. One of the first tasks of the Roads Committee will be to survey the community roads for damaged areas, building on the survey that Jim Hiss did last year.

Community Reminders

John McCloskey reminded everyone to drive a little slower and pay attention to the 15 MPH speed limit. John mentioned that people are running their dogs without leashes and not picking up after their dogs. John reminded everyone to notify animal control, not the Board members, if they suspect a violation.

Debbie Pryor reminded everyone that garbage cans need to be spaced 2 to 3 feet apart and clear from other objects otherwise the can may be "orange" tagged and possibly not picked up. Jim Hiss added that the garbage truck drivers may also not pick up the can if there is material stacked above the top. We have a new garbage pickup guy and he is stricter than the last person.

It was also discussed that It is against the law to feed the wild turkeys.

Old Business

John McCloskey discussed the ongoing issue regarding recovering Board documents from former Board President Bob Sullivan since he resigned last January. The Board has made repeated attempts to recover the documents from Bob directly and through our attorney, but we have only been able to recover a few copies including some of Stan Ochoa's architectural applications. We have not received some important documents such as big ticket items, contracts, and other key documents. After Bob stated

there were documents in the shed, John and Jim looked through the shed for documents from Bob but did not find any. John asked for input from members at the meeting as to whether the community was in favor of spending more monies to attempt to recover the documents. The majority of the meeting attendees indicated that we should not spend further monies but should still try to recover these documents. Several members indicated that they would pass around a petition independent of the Board requesting Bob to turn over the documents.

Jim Hiss clarified all requests to recover documents have come from the entire Board and not from him individually. One email was recently sent from his account for convenience, but was actually from the entire Board and not just from him directly. Jim wants to clarify that this was not a personal email from Jim but was sent in the name of the entire board. In the future, all such Board requests should be sent from the Secretary's email to avoid any misunderstanding.

New Business

Kerry Shaver installed a fishing line recycle box on the pier. This box was paid for by the Redbud Chapter of the Audubon society. Kerry will be responsible for periodically emptying the box and giving the collected line to Audubon Society representative. After some discussion, John McCloskey made a motion to approve the fishing line recycling with Kerry responsible for collecting the line. Debbie Pryor seconded the motion, and the motion was approved by all.

John McCloskey announced that this year the Board will be putting out an Annual Policy Statement which is required by Davis Stirling Act but up until now has not been compiled for our association although most elements exist in separate community documents. The document has to be mailed or emailed out between 30 and 60 days prior to the beginning of our Fiscal Year which starts July 1. It can be posted on the website in addition to the mailings. John McCloskey, Sarah Glenn, Debbie Pryor and Jim Hiss will put together a draft of the statement to be presented at the March 10 Board meeting. Jim explained that there are eight different categories in the statement requirements: 1) A paragraph explaining the annual policy, 2) Budget summary, 3) Assessment and dues and what happens if you don't pay, 4) the internal dispute (neighbor to neighbor dispute) or alternate dispute resolution policy (neighbor to Board dispute), 5) Rules enforcement, 6) Architectural Guidelines, 7) General Rules, and 8) Insurance policy and limits. This year we will not be changing anything, just stating what we already have. Changes will be incorporated as items are modified in the future.

John McCloskey summarized what happened with the Ochoa Walkway and the Alternate Dispute Resolution. As previously discussed in Board meetings, the survey indicated that the walkway was built over the beach property line. After three unsuccessful attempts by the Board to talk with Stan Ochoa directly on this matter, Stan hired an attorney in February, so the Association hired an attorney to represent us. A settlement was reached in December 2017 and distributed to the community. Stan will be required to remove the concrete within 6 months of contract signing and the HOA will pay Stan up to \$2,000 towards the cost after showing proof of payment. Stan intends to reapply for his privacy fence application to the Architectural Committee and the Board agreed not to oppose the application. The Board chose to agree to this settlement to avoid further litigation and insurance claims. The issue of his claims of potential pea gravel encroachment will be addressed separately. John informed everyone that the first 11 feet of the walkway, between the first survey marker and the road, encroaches on County property which is not part of this settlement. Because of this issue, language was added to the Architectural Application to clarify that work must be within property lines. Language may be added to

Architectural Rules at a later time. Jim Hiss complimented Sarah Glenn and John McCloskey for their work on this agreement and Brenda Reyes for her work on the survey.

Resident's Questions, Input and/or Comments

There was discussion about work done on tree trimming and stump removal. Some of the limbs were left to increase shade canopy and there was a missed opportunity to remove the stump for free.

Summer Barbeque dates will be scheduled for the first Saturday of every month June 2, July 7 (elections), August 4th, September 1 (Labor Day), and October 6 (Oktoberfest?).

There was discussion about a larger number of dead birds on the beaches. There was an outbreak of Avian Cholera which primarily affects Ruddy Ducks. The Fish and Game Department was actively collecting bird carcasses and suggested that residents should probably contact the Fish and Game Department to clean up the ducks rather than picking up the dead birds themselves. The County doesn't want people to put the ducks in the garbage. The County is either burning the carcasses or suggests burying them.

Next Meeting

The next meeting will be held Saturday, March 10, 2018 most likely at the Senior Center again. There will also be another meeting in April which has not yet been scheduled.

Adjournment

The meeting was adjourned at 12:05 pm.