

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

Present at Meeting

Debbie Pryor, John McCloskey, Jim Hiss, Dave Wallenstein, Becky Hiss, Brenda Reyes, Sarah Glenn, Jim Johnson, Ernie Lee, Terry Hale, Judy Braley, Debi Cormack, Tony Marchese, Darryl Didier, Rosemary Cooper, and Jim Valentine.

Call to Order/Opening of Meeting

John McCloskey called the meeting to order at 10:10 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 January 13, 2018 Board Meeting. John McCloskey seconded the motion, and the motion was approved by all.

Review of the Draft of Annual Policy Statement

Jim Hiss, Debbie Pryor, and John McCloskey walked through the first draft of the HOA Annual Policy Statement and made edits to the draft during the meeting during open discussion. An amended draft of this policy statement with edits made at this meeting is attached to these minutes. The information in this policy statement is required by State Law to be distributed annually but thus far has not been created in one consolidated document. Jim explained that the statement is meant to be informative and reflective of existing association documents (CC&Rs and Bylaws) and relevant State Law. Any new rules introduced must be accompanied by new approved ByLaws or CC&Rs. This is a work in progress and a final draft will be presented for Board Acceptance at the April 21st meeting potentially along with additional Bylaws. A number of items were approved by motion during the meeting including:

1. The Annual Policy Statement will be reviewed annually by the Board and distributed to members not more than 90 days and not less than 30 before the annual meeting and election in July. Jim Hiss made a motion, Sarah Glenn seconded the motion, and all were in favor.
2. The Annual Budget Report information attached to these minutes is an example will be included in the Annual Policy Statement. During the meeting, the Board amended the Policy Statement to state that the Budget Committee's Operating Budget and Reserve Study will be presented annually to the Board for their review, possibly amended and approved. Jim made a motion to formalize the above statement. Debbie Pryor seconded the motion, and all were in favor.

3. Jim made a motion that the third page of his draft starting with "Secondary Address" be accepted with minor edits. John McCloskey seconded the motion, and all were in favor.
4. Jim made a motion to accept the Internal and Alternate Dispute Resolution as written but reformatted for clarity. John seconded the motion, and all were in favor.
5. Jim made a motion that the Architectural Committee will be composed of three members who are not members of the Board, a chairperson and two members. The Board should appoint a Chairperson. The Chair will recommend two more members for Board approval. Sarah seconded the motion, and all were in favor.
6. Jim made a motion to accept the Rules Enforcement as presented with minor edits discussed. Sarah seconded the motion, and all were in favor.
7. Jim made a motion that the Annual Policy Statement including Annual Budget Statement be accepted as a working draft and presented as a final draft in the April meeting. Sarah seconded and all approved.

The Board also discussed other changes to the Architectural review process that would require changes to the bylaws but did not vote on these at the meeting. The proposed new bylaws would reflect the following changes: 1) If an Architectural application is denied, it may be resubmitted with changes or the owner may appeal the decision to the Board; and 2) The Board has the power to amend or reverse the Architectural Committee's decisions. Such reversals will only be considered and voted on during Board meetings.

A decision was made that the Secretary Dave Wallenstein mail and email copies of a cleaned-up version of the draft Annual Policy Statement with this meeting minutes. These will be discussed at the next meeting as well as any new Bylaws that are required. Dave will prepare 20 copies for the next meeting, but the Board asks members to bring their own copies as well.

Committee Updates

Maintenance Items/Roads Committee

John McCloskey reported that the HOA attorney has reported current documents prohibit the HOA from funding maintenance on County Roads as explained in the letter attached to these minutes. In order for the HOA to fund County roads, the HOA documents have to be amended. John and Jim met with the County roads department regarding repairing County roads within the development. The County is waiting to see if the gas tax measure will be repealed in the November 6, 2018 election. If the gas tax is not repealed, the County will most likely chip seal the County owned roads in the development. The HOA would then ask for a bid for the County's workers to chip seal non-County roads at HOA expense. If the gas tax is repealed, then repairs crews will be more available and we will ask for cost to chip seal only the non-County Roads. The County recommended that we spray weed abatement in cracks to prevent weeds from cause cracks to grow. Jim will spray the private roads and Tony Marchese agreed to spray the County road with his own chemical not at HOA expense.

The concern about funding the roads led to a long but inconclusive discussion about funding reserves. This discussion will likely continue at the next Board meeting.

John McCloskey made a motion to pay the \$655. attorney fee for the legal brief to address using HOA funds on County roads. Dave Wallenstein seconded and all approved.

Community Reminders

John 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.

Resident's Questions, Input and/or Comments

With regard to a white vehicle parked on Richard Drive, Ernie Lee reminded everyone that the ByLaws allow the Board to ask a person to move a vehicle that may be a safety violation.

Jim Hiss reported that Lake County received \$15 Million to restore Middle Creek and the North End of the Lake which will be beneficial in improving water quality and clarity. This is in addition to \$7 million dollars received last year for other research and restoration efforts.

John McCloskey reported that he has received comments about the new house being built on 7685 Milos Ct. He agreed that it is very tall, but is not in violation of any codes and was approved by the previous Architectural Committee. However, some members of the previous Architectural Committee never saw the final plans prior to the application being approved.

Next Meeting

The next meeting will be held Saturday, April 21, 2018 most likely at the Beach area pending weather.

Adjournment

The meeting was adjourned at 12:35 pm.