
MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING

January 10 2017 (Correction: Actually held January 7, 2017)

Held at the Lucerne Senior Center, 3984 Country Club Drive January 10, 2017 (January 7, 2017).

PRESENT AT MEETING

Board Members (Pres.) Bob Sullivan, (Vice Pres.) Mike Morarity, (Sec.) Tom Atteberry, (Treas.) Debbie Pryor, (Dir.) John McCloskey, (Alt. Dir.) Jim Johnson

Members: Pat Sullivan, Ernie Lee, Ellen Lee, Joe Reyes, Brenda Reyes, Debi Cormack, Lynn Morarity, Curtis Beckwith, Carol Beckwith, Craig Courtemanche, Dave, Wallenstein, Jeanne Wallenstein, Myles Wallenstein, Terry Hale, Colleen Hale, Kerry Shaver, Beth Shaver, Tony Marchese.

1. CALL TO ORDER

Pres. Bob Sullivan called the meeting to order at 10:00 AM

2. OPENING OF MEETING AND WELCOME

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

3. APPROVAL OF PREVIOUS MINUTES

Bob Sullivan asked if there was a motion to approve the minutes of September 19th 2016 meeting. Debbie Pryor made a motion to approve the previous minutes. Bob, Tom, Debbie and John approved the minutes. Mike Morarity opposed.

4. TREASURER'S REPORT

Debbie Pryor reported that we have \$115,114.79 in the bank (\$14,650.42 Checking, \$100,405.87 Reserves and \$58.50 Petty Cash. She transferred \$10,000. from the checking into the reserves on 9/19/16 as approved at the previous board meeting. Expenses consisted of Business Insurance, Maintenance, Printing, Postage, Utilities. Reports are attached

4. A. WEBSITE CONTRACT

The Homestead Web Posting Contract for the website is due for renewal on July 11, 2017. Debbie Pryor made a motion to approve a two-year contract for \$527. John McCloskey 2nd the motion and all was in favor.

Debbie Pryor requested that the Board move forward with Attorney review of revised Association documents once review of the Architectural guidelines is completed. Jim Hiss volunteered to help. This is planned to be discussed at the next meeting.

Debbie Pryor reported \$58.00 in petty cash and made a motion for \$200.00 to be moved into petty cash. John 2nd the motion. All was in favor.

5. FRIENDS AND NEIGHBORS REPORT

Debi Cormack read the report. Since the meeting of September 10th 2016 cards were sent:

GET WELL to:

Mary Harry (Hospital stays and serious illness), Jack Stringer (injuries suffered in a car accident), Bob Sullivan (truck accident injuries and other health problems), Naish Piazza (hip replacement and complications resulting from that surgery)

THINKING OF YOU to:

Carol Benson (car accident), Candy DeLosSantos (mother and brother's illness), Liz Garcia (serious illness), Bill and Lorna Lawver (illness of their son-in-law), Don & Maurine Viel (Maurine's illness)

SYMPATHY to:

Carol Benson (loss of her brother), Ross Calvert (loss of his sister), Tom Randall (loss of his father) Bill and Lorna Lawver (loss of their son-in-law)

THANK YOU to:

Tony Marchese, his son and Pat Ridgel for fixing the lights on the community pier

Debi read this out loud to everybody

"And again, on behalf of John and myself, I thank all of the dear friends and neighbors here in Kono Tayee for the many thoughts, prayers and cards sent during his illness and passing. All of the love and support has meant the world and continues to give strength and comfort".

Please remember to contact Debi Cormack at 707 274-668- or Brenda Reyes at 707 245-8312 if you would like a card sent on behalf of our Friends and Neighbors Committee.

6. VICE PRESIDENTS REPORT

Mike Moriarty reported that the property owner at the corner of Alston Way and Richard would be satisfied if S & K Paving was hired to remove the asphalt in dispute at the corner of her property. John McCloskey made a motion to approve a \$600 payment to S & K Paving for this work. Debbie Pryor 2nd the motion. All was in favor except Bob Sullivan.

Mike Moriarty reminded everyone that Board elections are coming up and it is time to be thinking about nominations.

7. PRESIDENT'S REPORT

The Lake is rising, most recent level is 4 foot Rumsey, which is a good sign for this time of year.

Architectural Committee Report:

The Architectural Committee approved plans for a new stick built house on Milos Court. The single level home will be roughly 24 feet tall and about 3000 sq. ft. with construction starting in late Spring. The committee also approved a new deck on a property on Cora, 6 tree removals, and solar panels on a property on Richard.

There was considerable discussion about a request, approval and location of a new fence on the concrete recently placed at the house adjacent to the beach and the need for a survey on the property. Although, the Committee recently voted to approve this fence, more discussion followed on this topic in New Business.

CC&R Update:

The Architectural Rules still need to be completed for the Association documents and presented to the Board for review and approval. Jim Hiss volunteered to join a committee to work on this.

Beach Tree Pruning:

Bob Sullivan reported that bids to deep prune trees to obtain a canopy effect at the beach are as high as \$1,200. Curt Beckwith volunteered to trim these trees and sought volunteers to help. Dump and materials fees will be paid for by the HOA.

Bob Sullivan said that the County will be replacing the missing buoy at the mouth of the canal with a red and a green buoy.

Bob Sullivan thanked Pat Ridgel, Tony Marchese and his son Art Marchese for replacing the light bulb near the pier with an LED bulb that does not require a transformer.

8. SOCIAL EVENTS COORDINATOR

Beth Shaver says that there isn't anything planned for the next few months. The first BBQ will be in June.

9. OLD BUSINESS

Curt Beckwith spoke in regards to an unfortunate incident that happened at the September BBQ as described in a letter that he provided to the members at the meeting. They are concerned about Safety in our Community. There was discussion concerning the HOA responsibility in this matter. Mike Morarity suggested we speak with a lawyer to find out our obligations. John made a motion not to exceed \$500.00 for a lawyer to inform us where or how the HOA should handle these matters. Mike 2nd the motion. All were in favor.

10. POSTING MESSAGES

Per page 23 of our Bylaws.

Posting messages on the bulletin board must be dated and signed. The content of all messages shall be informational, advertisements, or general information and in good taste. Nothing will be allowed that is a personal attack on an individual or group. No posting of any religious materials

or any political materials unless the political materials meet the guidelines herein proscribed for an election campaign.

11. NEW BUSINESS

There was significant discussion about the concrete and the request for a new fence on the property to the left of the beach due to concerns that the concrete may be on beach property. As mentioned above in the Architectural Committee Report, the Architectural Committee had previously voted to approve a fence on the property under the impression that the fence would not be on beach property, however members raised concerns that this was not the case. Brenda Reyes had obtained bids for surveys of the beach property ranging in cost from \$1,400 to \$4,000. David Wallenstein read a letter where he expressed his concerns about the concrete being on the beach property. He later suggested that if the Board committed to \$1,500 towards the survey, the balance of the cost of the survey could be covered by member donations. John McCloskey made the motion that the Association put up the \$1,500.00 and supporters' donations would pay the balance. Mike Morarity 2nd the motion. All were in favor, except Bob Sullivan.

12. ADJOURNMENT

John McCloskey made the motion to adjourn the meeting. Mike Morarity 2nd the motion. All were in favor. The meeting was adjourned at 12:02 pm.

Respectively submitted by acting KT Secretary, Debbie Pryor on 1/16/17. Revised by KT Secretary Jeanne Wallenstein on 2/20/17. Revised meeting dates by KT Secretary David Wallenstein on November 14, 2017.