
MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING
November 12, 2015

Held at the Lucerne Senior Center, 3984 Country Club Drive, November 12 at 2:00 pm.

PRESENT AT MEETING

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

Members: Kerry Shaver, Vyonne Burrows, Tom Atteberry, Becky Hiss, and Joe Ramhorst.

1. CALL TO ORDER

Pres. Bob Sullivan called the meeting to order at 2:03 pm.

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.

Bob Sullivan stated that Kono Tayee residents donated \$1775 to the Lake County Sheriff's Organization for their annual dinner in support of their heroic efforts this year. The Sheriff's Organization sent John Drewrey, President Lake County Sheriff's Association, Lieutenant Taylor, and Sheriff Brian Martin to Bob's house and presented him (on behalf of Kono Tayee) with an appreciation plaque. Great job Kono Tayee!

3. APPROVAL OF PREVIOUS MINUTES

Bob Sullivan asked if there was a motion to approve the minutes of the previous meeting. Beth Shaver announced that there was a correction to the October meeting minutes. The minutes stated that the "next full meeting" would be January 9th, and since this is a full meeting, then it was in error. Beth Shaver made a motion to approve the change to "next meeting in 2016 will be held on January 9th" and to approve the minutes as modified. Bob Sullivan seconded the motion. The motion was passed by all.

4. REVIEW OF DAVIS STIRLING COMMITTEE'S CCR RECOMMENDATIONS

The committee supplied the Board with redlines to the Restated Declaration of Covenants, Conditions and Restrictions (CCRs) as written by the lawyer for approval. Jim Hiss described the process at the last meeting: 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 the CCRs to approve. At the last meeting we got through 10 of them. Here are the rest:

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. This was approved at the last meeting but at this meeting Jim Hiss made the motion that was seconded by Tony Marchese that all words on expenditures by committees be put into the By-Laws. The motion carried with Bob Sullivan and Beth Shaver opposed.

11. Page 5, Section (d)--in line 5 remove landscaping, in line 6 remove and similar features add and before color schemes. There was much discussion here on “trees” vs. “landscaping”. Jim Hiss motioned to remove “landscaping”. It was seconded by Tony Marchese. The motion carried with Bob Sullivan and Beth Shaver opposed.

Tony Marchese motioned and Debbie Pryor seconded that the word “trees” be included in the paragraph. The motion carried with Bob Sullivan and Beth Shaver opposed.

The term “similar features” was discussed and Bob Sullivan motioned that since we didn’t have a specific definition for this that we leave this as is until we can get an explanation for the lawyer. Debbie Pryor seconded. The motion was **AGREED** by all.

Tony Marchese motioned that we include “and trees,” above to indicate placement only of trees. Jim Hiss seconded. The vote was tied: Jim Hiss and Tony Marchese in favor of and Bob Sullivan and Beth Shaver against. Debbie Pryor abstained. No action was taken on this.

12. Page 11, Section (d) (i)--in line 7 reference does not fit, Article 15 (f)??? Jim Hiss motioned that the reference should be 8f. Beth Shaver seconded. All **AGREED**.

13. Page 13, Section (h)-- in line 2 & 3 reference does not fit, Article 14 (b), 14 (c)???Perhaps 8(ii) & 8(iii)???. Jim Hiss motioned that the reference should be changed to 8b and 8c. Debbie Pryor seconded the motion. All **AGREED**.

14. Page 17, Section (I)in line 4-- reference does not fit, Article 14 (i)(ii)(E) through Article (j)(ii)(G)???Perhaps 8???. Jim Hiss motioned that the reference should be changed from 14 to 8. Tony Marchese seconded. All **AGREED**.

15. Page 23, Section 14--in line 1 “Reservation” Remove this section. Though the committee recommended this section be removed, Jim Hiss motioned that we keep this (as it is in our CCRs currently) and remove the words “a pathway”. Tony Marchese seconded. All **AGREED**.

Jim Hiss motioned and Beth Shaver seconded that a paragraph be added here “The Association parcel strip, 15 feet wide, between Lots 41 and 42 is reserved for a pipeline and pump station. It is not to be used for public access”. The motion was **AGREED** by all.

16. Page 24, Witness—Add signatures of all Board Members at end of document. This was motioned by Jim Hiss and seconded by Debbie Pryor and all **AGREED**.

Other changes: Jim Hiss motioned and Beth Shaver seconded that “July 2, 2016” be put on page 1 as the date the restated CCRs are approved. It is the intent of the Board to

put this on the ballot with the voting for the 2016-2017 Board. The motion was AGREED to by all.

Jim Hiss motioned that the assessment due date be added on page 9 and page 15 as "September 1" and assessment delinquent by "September 15". All AGREED.

Beth Shaver motioned and Jim Hiss seconded that the typo on page 19 be "Section 3", not section 2, and the on page 23, section 14 "it" should be "is". All AGREED.

Beth Shaver suggested that things like our responsibility for non-county roads and PARCEL B restrictions should be included in the CCRs.

The Board suggested it review the By-Laws before taking the CCR changes back to the lawyer. Jim Hiss is planning on getting his committee together to review the document and submit redlines to the Board prior to the January 9th meeting.

5. RESIDENTS QUESTIONS, INPUT AND/OR COMMENTS

Tony Marchese gave a thank you to Beth Shaver for organizing the Friends and Family Thanksgiving. It was a wonderful event with over 30 people participating in food and drink. Brenda Reyes made table decorations and provided us with Thanksgiving trivia. We hope to make this an annual event!

Big thank you from the Board to Joe Reyes for his assistance in helping Jim Hiss pull out the swim buoys!

Tom Atteberry suggested we revisit the idea of getting a clubhouse for meetings, events, and having a bathroom to use. The Board said this was discussed a few years ago and would be very costly- first we would need about a \$5000 special assessment per lot just to obtain the property. Then add the cost of upkeep, liability, and possibly a property manager to manage the usage of the property. Due to these costs, the Board is not willing to pursue a clubhouse at this time.

6. ADJOURNMENT

A motion to adjourn the meeting was made by Jim Hiss, seconded by Bob Sullivan, and was approved. The meeting was adjourned at 3:50 pm.

Respectively submitted by Beth Shaver, Secretary