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MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING  
April 23, 2016

Held at the Lucerne Senior Center, 3984 Country Club Drive, April 23 at 10:00 am.

PRESENT AT MEETING

Board Members (President) Bob Sullivan, (Vice President) Jim Hiss, (Secretary) Beth Shaver, (Treasurer) Debbie Pryor, (Director) Tony Marchese

Members: Becky Hiss, John Cormack, Debi Cormack, Brenda Reyes, Joe Reyes, John McCloskey, Tom Atteberry, Lee Melcher, Marlene Melcher, Mary Lou Milbourn, Doug Milbourn, and Tom Randall.

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

Jim Hiss motioned to approve the minutes of the previous meeting and it was seconded by Tony Marchese, and passed by all.

4. TREASURER'S REPORT Debbie Pryor

Debbie Pryor gave the current financial report for 2016 through March 31. The total in all accounts is \$100,380.88, with \$8,662.79 in checking, \$195.64 in petty cash, and \$91,522.45 in reserves.

Our income increased by \$7.72 which consisted of interest income in our reserve account. Our expenses consisted of miscellaneous association expenses (meeting room rental), landscape maintenance, office supplies, postage & printing, professional fees (for work on Davis Stirling documents), and PG&E.

We've reduced our printing costs (ink, paper, and postage) a lot since we are using email now, but we can reduce more by having the Architectural Committee do the same instead of mailing notices to homeowners.

Expenses in April have been for paper, labels, envelopes and postage for Board of Directors nomination letters. We have two more months left for expenses (in this fiscal year) that should be low except for the spraying for weeds in the canal. (Bob Sullivan mentioned that the County will be spraying the beach front again.)

The Budget Committee met and put together the Reserve Study for this year. We raised each asset by 3% again which is what we have done in the past. Our annual contribution for 2016-2017 would be \$14,464.00. Currently our reserves are 54.72% funded and if we were to cover the total of \$167,239, each homeowner would need to contribute \$621.00 to bring us up to that amount.

The Proposed Budget for 2016-2017 increased by the following:

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1. Association expense increased from \$150.00 to \$450.00 to cover the meetings now being held here at the Lucerne Community Center.
  2. Insurance, which always goes up each year, we increased it by \$200.00 knowing all our insurance will be going up after the major fires we have had in Lake County.
  3. Professional fees- this was discussed and reviewed and we have increased this from \$1000.00 to \$1500.00 to cover any costs that may occur over the year or have it in the budget so if we do need to use it, it will already be covered.
  4. Trash & Debris box – another item that we included even though last year this was voted down. We thought it was something to give back to the community and help clean up outside areas in homeowner's yards that they wouldn't consider taking to the dump. It was something we felt would give back to the community if they chose to use it.

(Remember, our numbers are only a guideline, the numbers go up and down and what we don't use, it is our goal to put those funds into the reserve at the end of the fiscal year.)

The Budget Committee recommended that the Homeowners dues be left the same as last year (\$277.00 per lot).

Beth Shaver motioned that the Proposed Budget be approved as-is and it was seconded by Bob Sullivan. The motion was passed by a 3-2 vote with Beth Shaver, Debbie Pryor, and Bob Sullivan approving, and Jim Hiss and Tony Marchese disapproving (due to the addition of the Debris box).

#### 5. FRIENDS AND NEIGHBORS COMMITTEE Debi Cormack

Since the meeting of February 27, 2016:

A Sympathy card was Jackie Kues and family for the loss of her father.

Sympathy cards were sent to Jim and Pattie Johnson and Doreen Dickson for the loss of their beloved pets.

A Thinking of You card was sent to Vyonne Burrows for some serious health issues. She is doing much better now.

A Congratulations and Welcome card was sent to Alex and Erica O'Meara on the birth of their baby girl, Everly, our newest little neighbor!

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.

#### 6. GUARD RAILING REPORT- SAFETY ISSUES Brenda Reyes

a) Brenda Reyes discussed the Reflect and Protect Program and said that 24 people have signed up so far to have the Fire Department install reflective address plaques on their property. If anyone else is interested in the program please contact Brenda at [brendareyes911@yahoo.com](mailto:brendareyes911@yahoo.com).

b) The request for guard rail extensions above Kono Tayee on Highway 20 has been denied by the Department of Transportation District Traffic Safety Office. Brenda Reyes is working on a

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petition for the extensions to be sent to John Garamendi, 3<sup>rd</sup> District California Representative. Please contact her to sign the petition.

The Board expressed words of appreciation to Brenda for all her efforts!

#### 7. ROADS COMMITTEE REPORT John McCloskey

John McCloskey reported that there has been more wear and tear and cracks on our private roads. Garbage trucks have been destroying the roads, as well as people parking on the edge of the asphalt causing it to crack. McCloskey requested the Board to consider spending some money for road maintenance to fill and seal the cracks. Jim Hiss motioned for the Board to approve \$4500.00 out of the reserves to repair the roads. Debbie Pryor seconded the motion. The motion was unanimously approved.

John McCloskey also requested that a driveway approach (or berm) be mandatory on all residences on private roads and that this requirement be added to the Architectural Rules. This action will be scheduled for discussion at another meeting.

#### 8. VICE PRESIDENT'S REPORT Jim Hiss

The final draft of the CCRs (property owner rights), and By-Laws (defines directors, committees, operating rules) as updated for the Davis Stirling Act has been submitted to us by the attorney. The Board needs to look at these documents and also update the Rules (to include Architectural Committee rules, Canal rules, etc.). This will be added to a future meeting agenda.

This process of Davis Stirling 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.

#### 9. PRESIDENT'S REPORT Bob Sullivan

Presidents Comments:

- a) There will be a Chili Cook-off on Saturday, May 14 at 5pm at the beach area. Sign up at the mailbox. Those not bringing chili are asked to bring a dish to share.
- b) Spring Clean Up Day is to be held on April 30<sup>th</sup>.
- c) The Architecture Committee has sent out letters to homeowners requesting them to get rid of their weeds.
- d) Special Districts is putting a new line to the water meter at the post office box at no cost to us. We explained to them that we have 2 water meters at the beach area and that one is not used.
- e) Fish and Wildlife is looking to lower the limit of crappie (currently at 25 per person) to 10 per person to help the fish population. There have been numerous crappie hauls out of the lake this year.
- f) Growth of Blue-green algae (Cyanobacteria) may be hindered this year due to the ash from the fires lowering the pH value of the lake.

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g) Game Wardens are still on the lookout for a bear, weighing approximately 200 pounds that has been knocking over garbage cans in the area. If you see it please stay away and let Bob Sullivan know.

#### 8. RESIDENTS QUESTIONS, INPUT AND/OR COMMENTS

Mary Lou Milbourn asked when Ochoa's dock at the foot of the canal would be built (no one knew). The Architectural Committee approved the placement of the dock last year.

#### 9. OLD BUSINESS

None.

#### 10. NEW BUSINESS

Debbie Pryor mentioned that a house on Cora was flooded due to a small water leak inside the house. She suggested that all part-time residents who are gone several months turn off their water when they leave Kono Tayee or have someone check your house on a regular basis.

Should we have a Neighborhood Watch Program?

#### 11. ADJOURNMENT

Tony Marchese motioned that the meeting be adjourned. It was seconded by Jim Hiss and passed by all. The meeting was adjourned at 11:55 am.

The next Board meeting is slated to be held July 2, 2016.

***The minutes reflect all major decisions made during the meeting.*** (As a rule, minutes should record what was done at a meeting, not what was said. ([Robert's Rules](#), 11th ed., p. 468.)

***For details on the discussions (pro and cons) please come to the meetings!***

Respectively submitted by Beth Shaver, Kono Tayee Estates Secretary