
MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING

July 7, 2018

Location: BBQ area, Kono Tayee, July 7 at 10:00 am.

PRESENT AT MEETING

Board Members (President) John McCloskey, (Vice President) Jim Hiss, (Secretary) Absent (Dave Wallenstein), (Treasurer) Debbie Pryor, (Director) Sarah Glenn (Debbie Pryor will be taking notes)

Members Present: Brenda & Joe Reyes, Debi Cormack, Tony Marchese, Ross Calvert, Mike Braley, Carol Bensen, Terry Hale, Becky Hiss, Jennie & Craig Courtemanche, Tom Atteberry, Nancy & Naish Piazza, Celeste Feldman, Stephanie Marshburn, Ken & Mary Gehrkens, Darryl Didier, Michael Morarity

1. CALL TO ORDER

President John McCloskey Called to Order @ 10:03 am

2. OPENING OF MEETING AND WELCOME

John welcomed all members present & started with the Pledge of Allegiance.

3. CALL FOR INSPECTOR OF ELECTIONS TO COUNT VOTE

There was a last call for Ballots for the 2018/2019 Board of Directors. Mike Braley and his group will now go open & count the ballots

4. APPROVAL OF PREVIOUS BOARD MEETING April 21, 2018

Need to approve the minutes of the last board meeting. Jim Hiss made a motion to approve the Minutes from the April 21, 2018 meeting, John McCloskey 2nd, call for a vote, all voted in favor.

5. EXECUTIVE MEETING MAY 25, 2018

- a.) Discussion was made on the removal of concrete on the Ochoa property and fence. He needed to submit a new 6' fence application.. The application was denied by the Architectural Committee so it was re-submitted to the board. The Board approved it and the application is in the hands of the County. They are currently back logged so the approval will take some time. Once this is complete, the Board will process the \$2,000.00 settlement agreement for a portion of the costs to remove the concrete that encroached upon the Associations beach property. The neighbor (being the HOA) has to approve the 6' Fence before it can be submitted to the county.
- b.) In our Annual Policy Statement, a change was made in our By-Laws. It states if your Architectural Application was turned down by the Architectural Committee in their review process, you have 30 days to re-submit your application to the Board for review. This wording was accidently left out in the Annual Policy statement but it will be implemented in the future document.
- c.) Received Correspondence from one Homeowner regarding docks in the canal encroaching on Parcel B. This matter has currently been addressed by two members on the board and at this time we feel the matter has been taken care of.

6. TREASURER'S REPORT Debbie Pryor

Debbie Pryor reported that we currently have the following funds in our account as of June 30, 2018: \$ 6,882.21 General Checking Account \$110,529.27 Money Market Reserve Account, \$184.44 Petty Cash account.

Changes in income were the sale of Garbage Bags. Changes in Expenses: Assoc Expense for the re-typing of our By-Laws, Monthly Landscape Maintenance, Canal Maintenance, Other Maintenance consisted of 1 Buoy and Misc Hardware, Postage, Printing, Professional fees and Utilities. (Copies of Financials are attached thru Fiscal Year End June 30, 2018)

With the balance of \$6,882.21 in our general Account, Debbie Pryor made a motion to transfer \$6,000.00 into our Reserve Account after we have collected sufficient dues to exceed our current balance of \$6,882.21. Motioned was 2nd by John McCloskey, Voted & Passed.

Homeowner Dues notices will be sent out within the next week.. Again, the dues will remain the same as last year: \$277 per lot. Please try to submit your dues early to avoid the cost to the association of the sending out reminder postcards. Debbie will purchase Pre-Paid posted cards this week which should be under \$60.00 which this item is already included in our budget.

7. PRESIDENT'S REPORT John McCloskey

Presidents Comments:

- a) This past year, we tried to get more information to the members to get everyone more involved.
- b) The board took over the Beach Property Line/Ochoa matter which took a lot of meetings and resources, but we are just about wrapped up and will be able to put this one behind us.
- c) Another item that was a huge task was taking on the Annual Policy Package. In discussions with two different attorneys, this was one item they asked if we had. So with many people and hours of work behind it, we finally completed this package. We do understand that not all members received it but we will work harder this year to make sure everyone gets it, either by mail or electronically emailed to you. If you didn't get yours, please contact us at ktsecretary@gmail and let us know. It's our goal that everyone receives one. We'd also like to ask if you can receive these copies by email, it does save the association money. But, if you prefer to have it by mail, we will accommodate those members.
- d) The Board did contact an Attorney regarding the spending of Association Funds on County Roads vs Private Roads. We can only use our funds on the Private Roads which are Kono, Harry, Alston and Richard Extension.
- e) The house next to the beach is in violation of our By-Laws regarding weeds. They have been contacted regarding this matter on several occasions. The yard and the residence have been declining each year and the situation hasn't been resolved. It may be time that we seek outside services to try and get the property handled. Even though we have By-law's and CC&R's, it doesn't always guide us and we might seek a legal opinion to ascertain what we can do legally to resolve this issue. Our beach and pier is the Pride of our Community for our members and guest to use. This house doesn't help the appearance of our community. A couple members will contact outside sources to see what we can do to resolve this. There was a lot of discussion by the members about this matter.

8. Announcements

Celeste asked if the members in attendance could give their names because all members weren't familiar with one another. Everyone gave their names along with the years they've been in Kono Tayee.

9. Residents Questions, Input and/or Comments

One member submitted documents regarding the Parking of Recreational Vehicles and trailers on the Corner of Milos Court and Cora Drive over the Memorial Day and 4th of July. It was addressed by reading our Bylaws on Page 20 of 28, Section V. Use of Recreational vehicles and camping in Kono Tayee Estates. Section B. b. recreational vehicles or travel trailers may be used for additional sleeping quarters provided they are parked on property owned by members that is upon or adjacent to the member's Kono Tayee Estates residence for a period not to exceed two weeks.

Comments from the community were made regarding more communication to neighbors and the Board so residents would know whose guest they are and to address any concerns. It was noted that this does happen infrequently and usually on a couple busy holiday weekends.

John McCloskey said he would talk to the property owner and the family that was involved to let them know the concerns of the neighbors and that they are aware of our bylaws.

8. 2018/2019 BOARD OF DIRECTORS ELECTION RESULTS Mike Braley

Mike Braley reported the following:

There were 78 ballots returned. No Spoiled Ballots, One Late Nomination.

For President, John McCloskey 68 Votes

For Vice President, Jim Hiss 72 Votes

For Secretary, Tom Atteberry 68 Votes

For Treasurer, Debbie Pryor 72 Votes

For Director, Sarah Glenn 47 Votes Jim Johnson 27 Votes (Sarah will be the director)

The new Board will begin their duties on September 1, 2018.

Mike has extra postage left over from this year's ballots so he will hold it for next year.

Thanks to Mike Braley, Debi Cormack, Ross Calvert and Carol Benson for being involved in our Election Committee

Special Thanks to the Architectural Committee this year by Terry Hale, Mike Braley & Celeste Feldman.

9. Residents Questions, Input and/or Comments (continued)

Another member asked about the road situation. Currently, until the gas tax ruling is determined, the county will not commit to road repairs. We are waiting until this ruling to decide what is going to be done.

It was asked if we have a contract and set schedule with our landscaper. At this time we do not have a contract but the Board will work on establishing one.

A lot of homeowners now have cameras on their residence for security. Is there anything to prevent them from viewing the public areas? The answer was no, public area's are an open item that has no guidelines.

Could the Board set up the dates ahead of time for the inspections made by the Architectural Committee?

Discussion was made due to the weather and timing, sometimes it changes things and the dates set cannot be met. They will review and try and set up tentative dates.

10. ADJOURNMENT of Meeting by John McCloskey, 2nd by Jim Hiss @ 11:58 am

Submitted by DMP (Temporary Secretary for Dave Wallenstein)