

Kono Tayee Homeowners Board Meeting Minutes

Saturday November 16th, 2019

Lucerne Senior Center

10:00 am

Present at the meeting

Sarah Glenn, John McCloskey, Tom Atteberry, Jim Valentine, Jim Hiss, Becky Hiss, Celeste Feldman, Michael Kues and Debi Cormack

Call to Order/Opening of Meeting

John McCloskey called the meeting to order at 10:00 am and led the members in the Pledge of Allegiance. Board members included John McCloskey, Michael Kues, Sarah Glenn and Tom Atteberry. John said Debbie Pryor was absent due to a funeral she was attending and announced we had a Quorum.

Approval of minutes from September 7th, 2019 meeting

John McCloskey made a motion to approve the minutes from September 7th, 2019 meeting. Michael Kues seconded the motion and all were in favor.

Minutes from Executive meeting October 19th, 2019

The minutes from the October 19th, 2019 Executive meeting were read. At this executive meeting, the board clarified what can be addressed at Executive Meetings which is limited to: Legal issues, Formation of Contracts, Disciplinary Issues, Personal Issues, Payment Plan and Foreclosure. Thus the board decided to save the discussion of committees until the next general meeting. The board also discussed the process to file a lien on a parcel that is delinquent on dues. A pre-lien letter was drafted and prepared to send to the owner.

John McCloskey made a motion to approve the minutes from the October 19th, 2019 Executive meeting. Sarah Glenn seconded and all were in favor.

Steps to Collect Delinquent Homeowners Dues on Parcel APN 060-014-13-00

John McCloskey explained the next steps we need to take in attempting to collect the late dues. John McCloskey made a motion to proceed with filing a lien after the 30 day period from the pre-lien letter. Tom Atteberry seconded and all were in favor.

Treasurer Report

Sarah Glenn read Debbie Pryor's report. I have attached these reports.

Financial Subcommittee Report

Sarah Glenn supplied reviews for the months of May 2019, June 2019, July 2019, August 2019, September 2019 and October 2019.

Approve members to the Architectural and Canal Committees

Sarah Glenn informed the Board that Debbie Pryor would like to add Mary Lou Milbourn to the Budget Committee. John McCloskey made a motion to approve the addition of Mary Lou Milbourn to the Budget Committee. Tom Atteberry seconded and all were in favor. John McCloskey made a motion to approve Jack Stringer, Ron Pryor, Celeste Feldman, Jim Valentine and William Lovingood as the Canal Committee. Michael Kues seconded the motion and all were in favor. Jim Valentine said he would get in touch with those members to establish a meeting. After their first meeting they will inform the Board as to whom will be the spokesperson. John McCloskey made a motion to nominate Jeremy Bauman as Architectural Committee Chairperson. Michael Kues seconded and all were in favor. Tom Atteberry made a motion to approve Mike Braley and Ross Calvert as the members if they remain on the committee. John McCloskey seconded and all were in favor.

Discuss getting our Documents in line with Davis Sterling

There was discussion regarding getting our Documents indexed and following Davis Sterling guidelines. With the recent changes and possible future changes from Davis Sterling, decided to attempt to index our Documents ourselves. There was a suggestion adding a 5 percent rule in the By Laws regarding any changes to the By Laws. Verify our voting procedures are in line with the new Bill that's out.

Roads Report

Jim Valentine contacted Valley Paving in regards to the contract we signed. Valley Paving said they will be doing the work next year for the price that was quoted. There was discussion regarding the sink hole at the intersection of Cora Dr and Richard Dr. John McCloskey has made several attempts contacting Lake County Roads to get the work done. Since the work hasn't been done, a good suggestion is for the HOA members to contact Lake County Roads 707 263-2341 to fill out a request to fix the sink hole. There was discussion regarding dirt and debris falling on Richard Dr extension where those property owners should do repairs to prevent more debris from falling down. Suggestion was if the Roads Committee form a letter as to the problem on Richard Dr and send it to the ktsecretary whom then will send that letter to the those members. Informing them we are neighbors talking with neighbors and we would like to seal Richard Dr extension, however if the dirt and debris isn't secured we won't be able to get that done.

Friends and Neighbors Committee Report

Debi Cormack read her report. These cards were sent out since the meeting of September 7th, 2019.

Get Well Wishes to:

Terry Hale for knee surgery
Tony Marchese for a heart problem.
Dave Burrows for heart stent surgery.
Lynn Morarity for aneurism surgery.

Sympathy Thoughts to:

Lynn Morarity for the loss of her mother.

Don and Maurine Viel's family for the sudden loss of Don and Maurine's move away due to Alzheimer's. They were long-time neighbors and are greatly missed.

Jeanne Wallenstein for the loss of her dad/

Thinking of You to:

Yvonne Burrows for her grandson's serious accident.

Happy Birthday to:

Dorothy Atteberry who turned 100 years young.

As we have been doing for the past years, there will be a bin available at the mailbox area for donations of non-perishable food items to be given to the Lucerne Senior Center for their food bank during the holidays. Please join in with your contributions. Our help is always greatly needed and appreciated. The bin will be in place starting November 16th till the week before Christmas.

Resident's questions and comments

Recommendation was made to send out an updated roster. People are still driving too fast in our neighborhood. People need to clean up their dogs droppings while walking them.

Adjournment

John McCloskey made a motion to adjourn the meeting. Sarah Glenn seconded and all were in favor. The meeting was adjourned at 11:50 am.