

September 2016

Newsletter

**Homeowners of
Kono Tayee Estates**



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2016-2017 BOARD of DIRECTORS

PRESIDENT, Bob Sullivan
(707) 337-0480; bobsullivan33@aol.com

VICE PRESIDENT, Mike Morarity
moraritysr1@aol.com

DIRECTOR, John McCloskey
jmcc7806@yahoo.com

TREASURER, Debbie Pryor
(925) 766-8681; rabbitca@hotmail.com

SECRETARY, Tom Atteberry
ktsecretary@gmail.com

ALTERNATE DIRECTOR, Jim Johnson

2016-2017 COMMITTEES AND COMMITTEE MEMBERS

Budget Committee
Debbie Pryor - chair
Craig Courtemanche
Terry Hale
Tony Marchese
Larry Oreglia Jr.

Architectural Committee
Bob Sullivan - co-chair
Beth Shaver - co-chair
Brenda Reyes
Mike Braley
Terry Hale

Keeper of the Flag
John Cormack/ Joe Reyes

Friends and Neighbors
Debi Cormack/ Brenda Reyes

Election Committee
Mike Braley- chair

Social Events Coordinator
Beth Shaver



PRESIDENT'S COMMENTS

September 19, 2016

As I start my 6th term as President of the Association I hope to see the residents come together for the better of the community. Communicate, comment, and make positive suggestions. The Board listens to all the communications. The Board was elected to manage the affairs of the Association. We do our best to do what is right and fair for all. We must adhere to the rules such as CC&R'S, By-laws, and the Davis Stirling Laws of the State of California.

We have good Committees in place which will represent the Community as a whole. I appreciate all members for volunteering their time to the Association.

The lake is going down as normal. Current level is 1.88. Use caution at the launch ramp and at the canal.

We installed a throwable life ring at the pier at the entrance to the launch ramp side. This is for emergency use only.

Twenty (20) new beach chairs were purchased with funds donated by the Burger's, Beckwith's, Wallenstein's and Cormack's. Please return them back to the area next to the shed at the end of the day.

Our residents continue to help out doing some maintenance work. If anyone wishes to volunteer please contact me.

Security Alert Please be alert in the community as to reporting anything out of place such as people you don't know acting suspicious around the neighborhood. Get a good description of the person and or vehicle and direction of travel. Contact the Sheriff Office at 707-263-2690 OR call 911. Carol Beckwith read a letter at the Board meeting on 09/10/2016, warning of a resident that inappropriately touched one of their family members. They are working with the Sheriff on the matter. More residents need to have security cameras installed. It is worth the cost.

Neighborhood Watch. If anyone is interested in the program let me know. The Sheriff's office is willing to assist us to get the program started. It is time to step up to protect our neighborhood.

The County has agreed to install 2 marker buoys at the entrance to the Canal at no charge.

Social Media I do not respond to any postings on Social Media. I can be reached at the email or phone number below.

Bob Sullivan, President 707-337-0480 BOBSULLIVAN33@AOL.COM

KONO TAYEE COMMUNITY EVENTS CALENDAR

OCTOBER

- **Oktoberfest Community BBQ. Saturday, October 1, 5:00pm at the Beach.** Come BBQ sausages and join the fun! Beer will be provided by the Cassin family!



- **Halloween Parade. Saturday, October 29, 10:00am at the Beach.** Come in costumes in your decorated golf carts, scooters, bikes, etc. or just walk in the parade. Bring your pets (on leashes) too!



NOVEMBER

- **Friends and Family Thanksgiving. Saturday, November 5, 2:00pm at the Beach.** Start the holiday season with a pot-luck with your family and friends and neighbors at Kono Tayee. Turkey will be provided; please bring a side dish or dessert to share. Sign-ups will be at the mailbox area or email Beth at konotayeesocial@gmail.com



KONO TAYEE COMMUNITY EVENTS CALENDAR (continued)

DECEMBER

- **Christmas Party.** We need a volunteer to host the party this year. Anyone interested in providing their house please email Beth at konotayeesocial@gmail.com. If we don't get a volunteer there will be no party! Consider opening up your home to share some holiday cheer!



JANUARY

- **Board Meeting.** Saturday, January 7, 10:00am in the Lucerne Senior Center.

SOCIAL EVENTS. Do you have an idea for a field trip or activity for Kono Tayee residents? Please contact Beth to help bring your idea to life! Email me at konotayeesocial@gmail.com.



COMMUNITY ANNOUNCEMENTS

❖ FRIENDS AND NEIGHBORS COMMITTEE

Contact Brenda Reyes if you know someone is sick or has lost a loved one, or are new to the neighborhood. She will send a card on behalf of our Friends and Neighbors Committee. Contact Brenda @ (707) 245-8312.

❖ GARBAGE BAGS

Garbage bags are available for \$5.00 per bag. You can get your bags from Brenda Reyes, 189 Harry Way, (707) 245-8312 or Debbie Pryor, 7822 Cora Drive, (925) 766-8681. We have a limited supply of bags available, so please call first before going to purchase your bags. We accept cash or checks can be made payable to Homeowners of Kono Tayee.

❖ MEMBERSHIP UPDATES (CONTACT INFORMATION CHANGES, OWNERSHIP CHANGES)

Reminder to complete and submit the "Member Info Update Form," located on our Kono Tayee Website ([Kono Tayee website](#)) for any contact information changes or ownership changes (name, address, phone, email changes, etc., or ownership changes). This form should be completed and sent to the Kono Tayee secretary, either by U.S. mail or scanned and emailed to ktsecretary@gmail.com. Note that forms are also available in the Mail Box area.

❖ MUSSEL STICKERS & BOAT LAUNCH PASSES

All residents need **2016** mussel stickers for their boats and personal watercraft. **Visitors need monthly stickers.** Contact Bob Sullivan at (707) 337-0480 or bobsullivan33@aol.com for assistance in obtaining your stickers. Also- you need a Kono Tayee launching pass to use our boat ramp. Visitor passes are available with Bob.

❖ DOG CLEAN UP

Please be courteous and responsible and pick up after your pets. Ensure your guests also pick up after their pets. The lot at the end of Milos Court is not a dog park; it is privately owned property. Do not let your dogs "go" there. Obey the leash law throughout Lake County.

❖ KONO TAYEE WEBSITE / EMAIL LIST

Check out our website at www.konotayeeestateshoa.com for the latest community announcements and events schedule.

Help us **save money** on printing and mailing costs by receiving this newsletter and other correspondence by email. Contact Tom Atteberry, Kono Tayee Secretary, at ktsecretary@gmail.com

❖ **NEWSLETTER IDEAS.** What would you like to see in our quarterly newsletter? Please submit ideas to konotayeesocial@gmail.com.



MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING
September 10, 2016

The meeting was held at the Lucerne Senior Center, 3984 Country Club Drive September 10th 2016

Present at the Meeting

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

Members Cindy Pryor-Lee, Mike Braley, Brenda Reyes, Joe Reyes, Dirk & Nancy Giliam, Beth Shaver, Carol Benson, Yvonne Burrows, Stan & Cindy Ochoa, Diane Ayala, Celeste Feldman, Lynn Morarity, Tony Marchese, Jim & Becky Hiss, Becky Ridgel, Ernie & Ellen Lee, Anthony Glenn, Sarah Glenn, Michael Kues, Larry James, George & Natalia Krisapinovich.

Call to Order/Opening of Meeting

Pres. Bob Sullivan called the meeting to order at 10:00 A.M., welcomed those in attendance, and led the Pledge of Allegiance. With all Board Members present, he announced we have a quorum.

Approval of Previous Minutes

Debbie Pryor motioned to approve the minutes of the previous meeting and it was seconded by Michael Morarity and passed by all.

Minutes of the Executive Meeting of 8/12/2016

Bob Sullivan discussed the ongoing legal issues and not being able to go into detail at this time. They will be continuing to meet until the matters are resolved.

Treasure's Report Debbie Pryor

Debbie Pryor gave the current financial report for 2016 through August 31, 2016.

Current balance in our Chase Business account as of 8/31/2016 \$26,344.48.

Current balance in our Chase Reserve (MM) account as of 8/31/2016 \$90,381.00.

Current balance in our Petty Cash as of 7/30/2016 \$201.47 which hasn't been reconciled as of 8/31/2016. Overall total in accounts \$116,926.95

Changes in our Income & Expenses (July & August) income: HOA Dues \$28,112 (101.5 Lots), Donations \$480.00 (Cormack's, Wallenstein, Beckwith Burger & 1 Unknown).Trash Bag Sales \$45.00

Expenses: Beach Chairs & Life Ring for Beach, Landscape Monthly Maintenance (June, July and August), Postage (for HOA Dues), Tax Preparation, Taxes & Trash Bag Purchases (25 Bags).

Transferred \$3,000.00 into our Money Market Reserve Acct. on 8/26/2016

With our current bank balance at \$29,391.00 as of today's date I would like to make a motion to transfer \$10,000 into the Reserve Account which will leave us with \$19,391.00 and \$2,631.00 still remaining to come in from dues still owed from 8 Homeowners, Bob Sullivan seconded the motion and all were in favor.

Last year we spent several thousand dollars to have the attorney help review our documents. I would like to see this completed this fiscal year, the CC&R's, By-Laws and Rules (Architectural) completed in order to finalize the documents and move forward with sending them out to the Homeowners. The CC&R's & By-Laws are complete, we still need to finish up the Rules. If this can be done and a committee put back together to review them, hopefully we will have them ready for Boards final Review. We have funds set up in the budget and if deemed necessary, we have the funds to have the final review completed by the attorney.

Recording of a Board Meeting

Bob Sullivan stated that the secretary is the only person allowed to record the board meetings. There was a discussion in regards to Electronic Meetings and what is allowed. Bob Sullivan said it hasn't been a practice for this Board to have one, however if someone were to put together an official presentation to the Board for further review.

Friends and Neighbors Report Brenda Reyes

Since the last meeting July 2016

Sorry for your loss card to Lola DeGoeas

Get well Card sent to the Cormack's for John

Get well card for Bill Lawver

Welcome card sent to the Shaver's for being a full time resident now

Thank You card for Joe Reyes and Curt Beckwith for installing a solar light in the Flag Pole

Presidents Report Bob Sullivan

Bob Sullivan read off the list of the new proposed members of the Board (Alternate Director) and on the Committee's. Bob then asked for a motion to approve the Committee's. Tom Atteberry motioned to approve the new appointed Committee members and Debbie Pryor seconded the motion. The motion was passed with a 4-1 vote with Bob Sullivan, Mike Morarity, Tom Atteberry, Debbie Pryor approving and John McCloskey disapproving

Board Members

President – Bob Sullivan

Vice President – Mike Morarity

Treasurer – Debbie Pryor

Secretary – Tom Atteberry

Director – Jon McCloskey

Alternate Director – Jim Johnson

Friends and Neighbors

Debi Cormack-Brenda Reyes

Budget Committee

Debbie Pryor

Tony Marchese

Craig Courtemanche

Larry Oreglia Jr.

Terry Hale

Social Events Coordinator

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Mike Braley

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Beth Shaver – Co Chair

Brenda Reyes

Mike Braley

Terry Hale

Social Media Issues

Bob Sullivan discussed the problem with postings on Social Media. Yes People have a right to speak their mind, however when it's damaging or hurtful to one or the association one must be careful what they say. Bob Sullivan gave an example of prospective buyer of a home in Napa that backed out of a purchase due to negative social media postings dealing with the association. Bob also spoke with an

appraiser regarding negative social media postings. The appraiser said yes there is an impact on property values when there are negative postings of a HOA.

Neighborhood Security Concerns

Bob Sullivan reported a vehicle stolen from Lola DeGoeas. Bob has seen several residents that leave their garage doors open during the day and into the evenings. There have been reports of home invasions and robberies that are going on in the County. There was a man seen trying to break into the Braley's and Ochoa's homes. All residents should keep alert and report all suspicious activities to the Sherriff's office at 707-263-2690.

Work Done at 7909 Richard Dr. (Ochoa)

Bob Sullivan reported the concrete work that was installed by the Ochoa's was done with approval of the prior Architectural Committee as well as was done with a permit from the county .The prior board closed the matter. This was a big topic of concern from the members in attendance and one document received by email. There were lengthy conversations between the board and the members regarding the property line and the loss of said beach area. Stan had mentioned he would be willing to have the fence line approx. 12" in from the edge of the cement. A proposal was put in front of the Board and Members, that if Ochoa's ever decide to install a fence on said cement, they would submit an Architectural Approval for said fence and that it would be set 12" back from edge of said cement. The consensus, everyone was in approval of the proposal.

Discussion of Conduct by Residents

Bob Sullivan wanted to address some issues he has seen, but due to the time he forgoes his discussion and turned it over to Carol Beckwith to speak. He did mention that the issue she wanted to talk about was beyond the Board's duty at this time.

Carol Beckwith spoke to the group to mention of an event that happened at a BBQ on 08/13/2016. A family member of the Beckwith's was touched, by a person at the BBQ, in a way it offended them. The Beckwith's have contacted the Sheriff's. Carol is speaking to everyone to be watchful of your loved ones. You never know whom is out there, where ever you are.

Social Events Coordinator – Beth Shaver

Oktoberfest October 1st. 5:00

Friends and Family Thanksgiving BBQ November 5th 2:00 pm

Asking for someone to hold the Christmas Party. If there is anyone willing to host the Christmas Party please Contact Beth Shaver

Resident's Questions, Input and or Comments

Diane Ayala spoke in regards to the asphalt work done on her property without any permission. She presented a letter to the Board asking for the removal of said asphalt.

Larry James spoke about a power pole which was defective and leaking and caused a power outage. Jim Hiss spoke about if an issue comes up where there is a problem, call the proper authorities at the numbers below

Emergency numbers

FIRE, CHP 911

SHERIFF 911 or 707-263-2690

Animal Control 707-263-6232

Old Business

None

New Business

None

Adjournment

The meeting was adjourned at 11:51 A.M.

The next Board Meeting is slated to be held January 7th 2017

Respectfully submitted by Tom Atteberry, Secretary