



## **Kono Tayee Home Owners Virtual Board Meeting Minutes**

**September 4<sup>th</sup>, 2021 9:00 am**

### **Beach Area**

#### **1. Present at the meeting**

John McCloskey, Rich Cassin, Tom Atteberry, Debbie Pryor, Jim Valentine, Jim & Becky Hiss, Celeste Feldman, Diane Ayala, Hueling Lee, Mary Lou & Doug Milbourn, Mike & Vicky Otto, Ross Calvert, Todd Marshburn.

#### **2. Call to order**

The meeting was called to order at 9:09 am. John McCloskey led the members in the Pledge of Allegiance. The board members attending, John McCloskey, Todd, Marshburn, Debbie Pryor, Jim Valentine and Tom Atteberry. John announced we had a Quorum.

#### **3. Approve minutes from July 3<sup>rd</sup>, 2021 Board meeting**

John McCloskey made a motion to approve the minutes and Debbie Pryor seconded to approve the minutes from the July 3, 2021 meeting. All were in favor.

#### **4. Treasurer Report**

Debbie Pryor read the report, everyone will receive a copy of the Banking Summary and Account Balance. As of our last meeting we had homeowner's dues income and expenses of Landscaping (two months), utilities, printing & postage, encroachment permit. At our fiscal year end 6/2021 we had funds of \$19,000.00 in our checking which today brings our total to \$ 50,311.72 in the general account. Debbie made a motion to transfer \$20,000.00 into the reserve account. John McCloskey 2<sup>nd</sup> the motion and all were in favor.

As of today's meeting we still have several homeowners to collect HOA Dues from, which they have until September 15 to have postmarked to not be considered late.

#### **5. Financial subcommittee report**

Todd Marshburn has received the July and August financial reports and bank statements which are all okay and without any discrepancies.

#### **6. Approval of Architectural and Canal Committee members**

John McCloskey spoke with the existing members of the committee (Jim Hiss, Terry Hale and Mike Braley) and they have all agreed to serve on the committee another year. John made a motion to approve these members for the new fiscal year and Debbie seconded and all in favor.

John McCloskey has also spoken with Jack Stringer. The existing members of this committee (Jack Stringer, Ron Pryor & Ernie Lee) have agreed to serve on the committee another year. John made a motion to approve these members for new fiscal year and Debbie seconded and all in favor.

John asked if anyone felt we needed another committee. Tom Atteberry suggested a pier committee. The board asked if anyone would like to serve on that committee to oversee any maintenance or repairs for the future. Jim Valentine volunteer he would serve on this committee, at the first of the year. It was discussed about the costs of various items on the pier (pilings, bracing, etc.) so having a committee would help us determine in the future what may possibly need to be done. This matter will be further discussed at future meetings.

## **7. Architectural Report**

Jim Hiss wanted to thank Terry Hale & Mike Braley for their help serving on the committee. First item he would like to discuss is how we schedule our inspections. We do them on the 1<sup>st</sup> and 15<sup>th</sup> of the month. Members need to submit their application to the secretary and then he will forward the requests to the committee. Second item is a question that came to the committee regarding interior design of their residence. This matter lead to a discussion of ADU (Accessory Dwelling Unit) which is a new law that has taken place the last year and half. There were some questions pertaining to that between the Davis Sterling Act and the new law. In our CC&R's our documents show we are a single family dwelling association, but this law would negate that section of our documents.

This lead to a further discussion which will be researched and determine. In order to change our CC&R's, we would need a 2/3's majority vote to make an amendment to our documents. A suggestion was made to add an asterisk declaring our law negates this section. This matter will be checked into for further clarifications.

If members are going to have an ADU, the committee is asking that they submit an architectural application for an ADU. This way, once approved by the committee, the owner can present to the county their approval from the HOA. Then the homeowner can move forward with the county by meeting any guidelines that they need to follow. That way the uniformity will be within the HOA and the County. This will also be something that we would need to add in our Annual Policy Statement and on our HOA Website. This would go along with no short term rentals, such as Air B&B's, (less than 30 days), leases need to be at least 30 days or longer and submit a tenant form.

## **8. Canal Committee Report**

John McCloskey spoke with Jack Stringer regarding his canal report. He applied for a permit with Fish & Game. All the paperwork that he has submitted, speaking with them they are on board with it. The application fee was \$1,572.50.

Currently, he has some ideas but it all depends on the accessibility of the canal. There is a restriction on the depth but Jack is currently working on all that. The lowest we can go on the mouth of the canal is -2' Rumsey. We can't have anything flow back into the lake so we would keep a brim so we don't breach into the lake. Jack's proposal is to rent some equipment to work

on mouth of the canal, remove the materials and have them transported to another location which we have a tentative site.

Once we receive the Fish & Game permit, they we will need to contact the County and we will most likely have additional fees to pay in order to move forward. We will have logistics to work out but we are moving forward as fast as we can, progress is being made.

It was verbally approved but we are waiting for the stamp of approval. The application costs was \$1,572.50 which John made motion to reimburse Jack for the costs of the permit. Tom Atteberry seconded, all were in favor.

## **9. Friends and Neighbors Report**

Tom Atteberry read the report written by Debi Cormack. The sent get well wishes to Terry Hale, Tom Senander and Erin Lee. Also sent Sympathy cards to the Lawver Family for the loss of Bill, the Faver Family for the loss of Joe and Rosemary Didier for the loss of her mother.

A big welcome is extended to all the new neighbors who have recently purchased homes and joined our community. We're happy to have you here.

Please contact Debi Cormack at (707) 274-6680 if you know of a neighbor who is ill or has lost a loved one to have a card sent on behalf of our community

## **10. Discussion on Rules and Regulations**

It was brought up about the mooring of the boats. With low water levels, there is less space but people need to consider other members using the ramps. It was suggested about implementing a fine for extended usage.

If you're still launching your boat and pulling them out, members need to be aware of the low water conditions. Water levels are very low, the ramp drops off and you don't want your trailer getting stuck. It was discussed the possibility of closing the ramp but this will be watched in the weeks to come.

You also need to consider with the low water, not parking on the launch ramp side because when others try to launch, they don't have space to put park their boats in the water. Just be open to the situation when and if your parking or launching.

Members and guest need to keep their dogs confined or on leashes which are already in our guidelines. People just need to adhere to it and clean up after their pets.

## **11. Dock and Pier repair**

With this new committee, they can help us determine what will need to be done in the future. With costs, permits, etc. Jim Valentine volunteered to head up this committee after the first of the year. John thanked Jim as he volunteered to be on the roads committee which we did get our roads done this past year. Right now we would need to find out what the guidelines are and restrictions, not so much as getting any of the work done now.

Currently, John mentioned that we do need to put up some bracing and tighten up some of the cross bars to help support the pier as it has been done in the past. We have that small floating dock that was donated by one of our members so we'll be able to use that to do the work.

## **12. Resident's questions and comments**

When the board post notices on the bulletin board, and a member wants to make a comment, please sign your name instead of being anonymous. The comments could then be addressed directly since most of these members do not attend any of the meetings otherwise they would go unanswered without a name.

It was brought up about the weeds in the canal, canal owners need to either spray or pull their weeds to help clean it up. This was addressed to the board by a member.

It was brought up about spraying the weeds in the canal. Celeste volunteered to check with R & B Pest Control to get a price on spraying the weeds in the canal (Parcel B). She will report back to the board.

Joe asked that he would like to meet with some board members to address the west side of our entrance to Kono Tayee. The weeds are growing and he would like to see if we can put together a plan to clean up that area. If we have a fire, that is our only way in and out. You can get a hold of him any time at home to set something up.

### **13. Adjournment**

John McCloskey made a motion to adjourn the meeting. Todd Marshburn seconded and all were in favor. The meeting was adjourned at 10:39am.