

September 2014

Newsletter

Homeowners Association
of Kono Tayee



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2014-2015 BOARD of DIRECTORS

President, Bob Sullivan
(707) 274-2750; bobsullivan33@aol.com

Vice President, Jim Hiss
(707) 274-1492; bjhiss@aol.com

Director, Tony Marchese
(707) 274-1558; arm@onemain.com

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

Secretary, Carol Beckwith
(707) 448-9113; ktsecretary@gmail.com

2014-2015 COMMITTEES AND COMMITTEE MEMBERS

ARCHITECTURAL COMMITTEE

Chairman: Bob Sullivan
Beth Shaver
John Cormack
Jay Greenwell
John McCloskey

BUDGET COMMITTEE

Bob Sullivan
Craig Courtemanche
Debbie Pryor
Beth Shaver
Larry Oreglia

WATER COMMITTEE

Chairman: Naish Piazza

ROADS COMMITTEE

Bob Sullivan
Jim Hiss
John McCloskey

SOCIAL COMMITTEE

Mike and Judy Braley

SUNSHINE COMMITTEE

Debi Cormack

CANAL COMMITTEE

Bob Sullivan
John McCloskey
Tom Atteberry

STEPPING OUT COMMITTEE

Open – Seeking Volunteers

KEEPER OF THE FLAG

John Cormack

ELECTION COMMITTEE

Pat and Becky Ridgel
Seeking Alternates

CC&R UPDATE COMMITTEE

Jim Hiss, Tom Atteberry, Vyonne Burrows, Doug Kues, Celeste Feldman, Tony Marchese, John McCloskey, Joe Ramhorst, Pat Ridgel, Beth Shaver.
Seeking additional Volunteers

With the Lake level at such a low level there are weeds growing on beach fronts on the lake and in the canal.

Please spray and remove the weeds on your beaches. As far as removing weeds in the water please follow the instructions set forth by the county. Letters will be sent out to those waterfront owners about their weeds.

The county has a requirement for a permit to be issued prior to raking up the algae and dead weeds in the canal and on the lakefronts. I hold the permit for this work in the canal. You are welcome to do your weed removal on my permit. Before doing any raking please contact me at 707-274-2750 OR AT BOBSULLIVAN33@AOL.COM for instructions AND TO SIGN AN AGREEMENT FORM. If you live on the lake you should contact water resources at 707-263-2344 to obtain a permit. (This PERMIT requirement is for weeds in the water not on the banks)

The Architectural Committee will be conducting inspections in the near future.

Thank you to the Cassins for hosting the Oktoberfest. The food and beer was great despite the rain storm.

The launch ramp is being used to launch smaller water craft. I do not advise any large boats to use the ramp. The Oaks ramp is a better choice. The lake level is at .47 below zero, and getting close to a 38 year low.

The new lights at the large Kono Tayee sign were installed by Ernie Lee and Jim Hiss. Thanks to both of them. The Association will reimburse them for the materials.

A Kono Tayee resident reported to me that a drone was spotted flying over our neighborhood. If anyone has any information about the drone please contact me.

Jason Brown has taken over Dave Buttke's landscape work for the association and for some owners. His phone number is 707-262-2468.

This is a great community. Let's keep going in a positive direction. Please contact me at bobsullivan33@aol.com or 707-274-2750 if you have any questions or suggestions for this upcoming year.

BREAK-IN ALERT !!!

On Thursday October 2nd, around midnight, a person or persons broke into a house on the Richard Drive extension. Entry was made into the basement area. It does not appear that anything is missing at this point. The Sheriff's Deputy and I looked around a couple houses and secured the doors at the break in site. Please be alert and report any suspicious activity to the Sheriff's Office at 707-263-2690 If anyone finds anything missing or out of place, please contact me and or the Sheriff's Office.

Vice President's Report

Davis Stirling ACT

1. Davis Stirling Act & Residents' Committee. Before the meeting Bob Sullivan asked me to begin a discussion on conversion of the KTHOA documents to the Davis Stirling Act. This topic was placed on the agenda and the Board approved the formation of a volunteer residents' committee to begin researching the task. The members who have signed up are: Tom Atterberry, Vyonne Burrows, Jim Hiss, Doug Kues, Celeste Feldman, Tony Marchese, John McClosky, Joe Ramhorst, Pat Ridgel, and Beth Shaver. The committee will meet and make recommendations to the Board. If you would like to volunteer please contact me at bjhiss@aol.com.

2. History and Reason for Change. In 1985 Larry Stirling sponsored his bill to consolidate all the laws pertaining to Home Owners Associations since the inception of the 1963 Condominium Act. This act is divided into eleven chapters containing the rules (civil codes) that mandate how all HOAs in California operate. If there is any conflict between an association's documents and Davis Stirling, the hierarchy in this legislation states that Davis Stirling must be followed first and is above the association laws.

We operate from our documents that were incorporated in 1971 and have been amended eight times. However, in many cases they are not compatible or are missing sections incorporated into the Davis Stirling Act.

3. Legal Assistance & Vote The conversion to Davis Sterling requires the hiring of a lawyer who has the knowledge, experience, and resources to guide the association. It will be a legal document to be filed in Lake County after being approved by 2/3's affirmative members' vote.

Vote Count as Reported for the Annual Election

1. Vote Count as Reported for the Annual Election. The vote count for the five board offices on page 7 of the July Newsletter stated 83 votes were counted. However, the total votes cast and for President were 88, Vice President 86, Treasurer 88, and Director 89. There was general agreement by the Board to have a volunteer committee meet with the Inspector of Elections to resolve the count. The minutes are on hold until this is cleared.

Sand on the Beach

1. Sand on the Beach. Residents will be asked their opinion about placing sand on the beach. This item was presented for future members' discussion. Bob Sullivan stated that his plan is to hold three public residents' forum meetings this year so that information of this sort and other concerns (i.e. BBQ area rules) can be debated.

Swim Buoys Removed for the Winter

1. Swim Buoys. I talked to Carol Ruttan at Lake Bed Management about the removal of the buoys for winter maintenance. She said this agency only deals with buoys attached to the lake bottom. She directed me to the Lake County Boat Patrol for information. After talking to Officer Hayward, a boat patrol deputy, he assured me there was no concern about temporarily removing the buoys.

COMMUNITY ANNOUNCEMENTS

❖ **GARBAGE BAGS**

We have purchased individual garbage bags from Lake County Waste. We will be able to sell these bags at \$4.50 per bag. If you're one of the families that purchase bags, you can get your bags from either Nancy Piazza: (707) 274-4439, 7718 Cora Drive or Debbie Pryor: (925) 766-8681, 7822 Cora Drive. We will have a limited supply of bags available, so please call first before going to purchase your bags.

We will accept cash or checks can be made payable to Homeowners of Kono Tayee. We are looking for a full-time resident to help sell bags. If you'd like to help out, please give Debbie Pryor a call.

❖ **KONO TAYEE WEBSITE / FACEBOOK / EMAIL LIST**

Be sure to check out our website at www.konotayeeestateshoa.com for the latest community announcements and events schedule. If you have community photos you'd like to share, please send them to ktsecretary@gmail.com. Also, be sure to Join the Friends of Kono Tayee Estates Facebook Group! Help us save money on printing & mailing costs by receiving this newsletter & other correspondence by email. Contact Carol Beckwith, Kono Tayee Secretary, at ktsecretary@gmail.com.

❖ **SUNSHINE COMMITTEE**

Reminder to contact Debi Cormack if you know someone is sick or has lost a loved one. She will send a card on behalf of our Sunshine Committee. Contact Debi at 707-274-6680.

❖ **PET CLEAN UP**

A reminder to everyone to please be courteous and pick up after your pets.

❖ **MUSSEL STICKERS**

All residents need 2014 mussel stickers for their boats and personal watercraft. Cost is \$10 per watercraft. Contact Bob Sullivan at (707) 274-2750 or bobsullivan33@aol.com for assistance in obtaining your stickers.

❖ **VOLUNTEERS NEEDED**

We are currently seeking volunteers to fill the following Committee Openings. Please contact Bob Sullivan at (707) 274-2750 or bobsullivan33@aol.com if interested in volunteering your time:

- Stepping Out Committee - Volunteers
- Election Committee Alternate – Volunteers
- CC&R Update Committee - Volunteers

KONO TAYEE & COMMUNITY EVENTS CALENDAR

NOVEMBER

Annual Kono Tayee Decorated Golf Cart Costumed Pets & People Halloween Parade: Come join us on **Saturday, November 1st** at 11 a.m. We'll meet at the beach area. Decorate your golf cart, other vehicle, or just walk along. Costume yourself and our pets and join in on a trip around the neighborhood for some Halloween fun!!!

DECEMBER

Christmas Party: Saturday, December 6th. Thank you to Bill and Lorna Lawver for hosting this event at their home, 7785 Richard Drive. See Christmas Party flyer at the end of this newsletter for more information about the event.

JANUARY

Board Meeting: Saturday, January 10th at 10 am. The meeting will take place at 7894 Richard Drive (Beckwith Residence).

MINUTES of KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING

Held at the patio on the beach of Kono Tayee, Saturday September 13, 2014

Present at meeting

Board Members (Pres.) Bob Sullivan, (Vice-Pres.) Jim Hiss, (Treas.) Debbie Pryor, (Sec.) Carol Beckwith, (Dir.) Tony Marchese, (Alt. Dir.) Tom Atteberry

Members John McCloskey, Curt Beckwith, Irene Tenca, Tom and Shirley Randall, Naish Piazza, Tom Atteberry, Kerry and Beth Shaver, Larry Oreglia, Carol Benson, Celeste Feldman, Diana Perez, Joe Ramhorst, Ernie Lee, John and Debi Cormack, Patrick and Becky Ridgel.

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 had a quorum.

Minutes of Meeting Previous Meeting

Jim Hiss requested a hold on the approval of the minutes of the July 5, 2014 meeting until the votes of the election could be verified. The results of the election would not change, but the total of the votes would be verified. A volunteer committee comprised of Irene Tenca, Terry Hale and Naish Piazza was approved by the board. After the count, the approval could then be approved by Email of the board members. (No motion was made or seconded - C.B.)

Treasurers Report - Debbie Pryor

Debbie Pryor gave the current financial report. The total in all accounts as of 8/31/2014 is \$94,330.48, with \$25,875.21 in checking, \$68,365.67 in reserve, and \$89.60 in petty cash. (Account balances and banking summary are attached.) The major expenses during the period from July thru August were for Association expenses, landscape and maintenance, trash bag purchases, leaf blower (donation), and a repair to a leak near the pump station.

Debbie asked for approval to put \$200.00 into petty cash. Also, she would like to transfer \$7,104.00 into the reserve account. A motion was made by Tony Marchese, seconded by Bob Sullivan, the motion was approved unanimously by the board.

Debbie asked for \$450.00, to pay the tax accountant for this years taxes. A motion was made by Jim Hiss, seconded by Tony Marchese, and unanimously passed by the board.

Presidents Report - Bob Sullivan

A. Celeste Feldman requested an explanation as to when members could speak. Bob Sullivan explained that per the Davis Sterling Act, members speak at the end of the meeting. There are exceptions to this rule, when the board makes changes to operating procedures, notice will be given 30 days in advance.

B. Thank you to all out going members for their service to the community, Debi Cormack, Mike Morarity, and Jay Greenwell. Also, thank you to John and Debi Cormack for tightening the chains on the dock.

C. Dave Buttke is retiring. His replacement is Jason Brown and he will have the same monthly fee as Dave. Jason is a retired plumber.

D. The well has only dropped 1 foot since January. The homeowners have saved 28% in their usage. The sewer sometimes stinks, because of the lack of water usage.

E. Condition of Launch Ramp and Canal: Bob Sullivan reports that launching is iffy at best. He recommends that larger boats launch at the "Oaks". The sign posted at the ramp will be changed to read "Launching Not Advised."

Bob is working with the county to have them take responsibility for the drainage pipe in the canal clogging. The country is denying responsibility. Patrick Ridgel said the county fixed the pipe on his lot, and that Pat and Becky would look for any paperwork they have applying to the drain.

(Continued on next page)

Thank you to Don Apedaile, Doug Milbourn, Debbie Pryor, and Tom Atteberry for their work on the canal. It was mentioned that there is an apparatus we could borrow to drag the mouth of the canal.

Appointment of Committees

A motion was made to approve Tom Atteberry to the board as an Alt. Director was made by Jim Hiss, seconded by Debbie Pryor, and unanimously approved by the board

A motion was made to approve Tom Atteberry to the Canal Committee by Jim Hiss, seconded by Debbie Pryor, and unanimously approved by the board.

A motion was made to approve Naish Piazza as chairman of the Water Committee by Jim Hiss, seconded by Debbie Pryor, it was approved by the board by a 4-1 vote

Vice-Presidents Report - Jim Hiss

A. Swim buoys: Jim Hiss wants on October 1, 2014 to take the buoys out of the water and lay them on the beach. To maintain and repair if needed. Reinstall the buoys the beginning of May 2015. Jim spoke to Chris White (Special Districts), and he said that there is not an issue removing them. Jim will ask Chris White to send approval to Bob Sullivan.

Jim also brought up that there are some bolts on the swim platform that need to be repaired.

B. CC&R Update and Conversion (Davis Sterling): Jim Hiss wants to hire a lawyer to coordinate our updated CC&R's with the Davis Sterling Act. The lawyer will remove (from our copy) parts of the Davis Sterling Act that do not apply to our HOA's.

Jim Hiss would like 7 - 14 volunteers to help meld our CC&R's and the updates before giving to the lawyer. The lawyer's fee would be \$4,500.00 to complete the updates and compiling of the Davis Sterling Act and our CC&R's. Tony Marchese is going to talk to Buckingham Subdivision about their procedures, and costs.

Once the volunteer committee completes its task, they will report to the board. Hopefully they will have a report for the January 2015 meeting.

Jim made a motion to set up a committee of 7 - 14 volunteers to look into combining our CCR's, and looking into the possibility of hiring an attorney to complete the conversion of the two documents, Debbie Pryor seconded, and unanimously passed by the board. Jim will write a report on the above, and attach it to the newsletter.

C. Installing Sand on Beach: Chris White (Special Districts) said there aren't any restrictions to putting sand on the beach at the high water level. We will talk about this issue at a "Community Input Meeting".

6. Sunshine Community - Debi Cormack: Debi Cormack reported that either Debi or Pat Sullivan sent these cards: Get Well cards were sent to Ken Burger for a broken hip, Bill Ellis for a pace-maker, Lorna Lawver for eye surgery, Lani Pryor for an illness, Tom Penn for a leg infection, Sherrel Gillaspie for a hospital stay. Thinking of you cards were sent to Terri Corsini for a serious illness, John and Debi Cormack's grandson was in an accident, Lenora Truan for a serious illness. Sympathy cards were sent to Jim Corsini for the loss of his wife Terri, Diana Perez for the loss of her mother Emily Renaud.

Old Business

Bob Sullivan will let Tony Marchese know when the new landscaper will be trimming the trees on the beach.

New Business

The corner of the swim platform needs to be fixed before winter.

Announcements

Patrick and Becky Ridgel would like 2 volunteers to be Alternates on the Election Committee.

September 27, 2014: Okoberfest hosted by the Cassin's

December 6, 2014: Christmas Party hosted by the Lawvers at 7785 Richard Dr.

(Continued on next page)

Residents Questions

Celeste Feldman - 1. She wants to be on the committee for combining our CC&R's and the Davis Sterling Act. 2. Wants to know if there is a policy on the usage of the umbrellas. 3. Celeste would like to help on the canal, digging or cleaning up. Whatever is needed. 4. Would like more notification of jobs that need volunteers. 5. Celeste thinks the Canal Committee should be full time members of our community.

Bob Sullivan stated there would be a "Community Forum Meeting" to discuss the above issues.

Becky Ridgel - Would like an ad in the newsletter for volunteers for the election committee.

Pat Ridgel - 1. Would like transparency on the water committee, word of mouth does not always work. 2. There were three young men, that they saw at different times, thinking the sheds were a restroom. The doors are locked so they used the side of the building, or the trees.

Becky - Lights are out at the base of the entrance to the subdivision. Jim and Ernie said they would fix the light.

Yvonne Burrows wants to know about the 5 mile marker. Bob said a new one will be installed.

Irene - emailing the work of Jim Hiss's committee to save money. That will be addressed by the committee with guidance from the attorney, if the community hires him.

Curt Beckwith - What happens if we have the attorney draw up the documents when there are updates to the Davis Sterling Act? Jim Hiss said there will be free updates to the Davis Sterling Act, the membership will not have to vote on these because they will be law. The community will be notified of any changes.

Bob thanked everyone for coming and appreciated all of their orderly conduct.

Adjournment

A motion to adjourn the meeting by Debbie, 2nd by Tony, meeting adjourned at 11:57 a.m.

Respectfully submitted by Carol Beckwith, Secretary

ITEMS FOR SALE / WANT IN THE COMMUNITY



← **Six Grosfillex Beach Chairs for Sale.** Brand new - \$25.00 each. Can be sold separately or all 6 together. Contact Ken or Mary Gehrkens at 831-661-0800.

Contact Celeste Feldman, 209-256-0490, who has the following items for Sale:

- Limited addition **Harley Davidson Collector Beer Stein** 37264 in perfect shape. \$30.00.
- **Motorcycle Sac Travel Bag.** Used once, in excellent condition. Great for any bike. Three covers in rear pocket for "sissy" bag, 2 side pockets and front pocket. All have a zipper with a Velcro flap. Used for further weather proofing. \$100.00.