

September 2015

Newsletter

Homeowners of
Kono Tayee Estates



Valley Fire, September 12, 2015 from Kono Tayee Dock

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2015-2016 BOARD of DIRECTORS

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

VICE PRESIDENT, Jim Hiss
(707) 533-5536; bjhiss@aol.com

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

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

SECRETARY, Beth Shaver
ktsecretary@gmail.com

2015-2016 COMMITTEES AND COMMITTEE MEMBERS

ARCHITECTURAL COMMITTEE

Bob Sullivan- chair
Carol Benson
John Cormack
Tom Atteberry
John McCloskey

BUDGET COMMITTEE

Debbie Pryor - chair
Craig Courtemanche
Terry Hale
Larry Oreglia
Bob Sullivan (ex officio)

ROADS COMMITTEE

Bob Sullivan
Tom Randall
John McCloskey

SOCIAL COMMITTEE

Mike and Judy Braley

STEPPING OUT COMMITTEE

Open – *Seeking Volunteers*

**FRIENDS AND NEIGHBORS
COMMITTEE**

Debi Cormack

CANAL COMMITTEE

Bob Sullivan
John McCloskey
Tom Atteberry
Joe Ramhorst

KEEPER OF THE FLAG

John Cormack

ELECTION COMMITTEE

Mike and Judy Braley

**DAVIS STIRLING
COMMITTEE**

Jim Hiss- chair
Tom Atteberry
Yvonne Burrows
John McCloskey
Joe Ramhorst
Pat Ridgel

PRESIDENT'S COMMENTS

September 15, 2015

As we start a new year for the board and committees I feel confident that the Association matters are in good hands.

This year the Davis Stirling Committee with Jim Hiss at the helm has a huge job ahead to review the documents to restate the Association documents. When I first asked Jim to step up to head this committee I knew he would do a great job.

We have added 2 more Board meetings so we the Board can communicate with the membership more often. Come to the meetings and speak up, let your voice be heard. Check the minutes for dates.

I post fire information at the P.O. Box area whenever we have fires in Lake County to keep you aware of the status of incidents. This current fire "the Valley Fire" is tragedy. The drought has caused any fire to be worse. There are many fire personnel, law enforcement, and utility workers all putting their lives at risk to protect us.

During my first 3 years I ran the board meeting as an open forum. Because of my experience in City Government I have always allowed the people to speak on the issue at hand. Last year got a little out of control so I went back to the way our meeting was run including Jim Hiss's term where the public could only talk at the end of the meeting. Now it is working very well as an open forum again. Thank you to the members for following the 3 minute rule.

Let's all work together for the good of the community.

I welcome comments, questions and suggestions.

Bob Sullivan, President
707-274-2750 or bobsullivan33@aol.com
7762 Cora Dr., Lucerne CA 95458



ZOOM ZOOM ZOOM

VICE PRESIDENT'S COMMENTS
September 15, 2015

Communication

I am again stating my goals as continuing to serve, have open forum opportunities at Board Meetings, collective input for decision making, supporting communication, and involving members of the community. The Board added two more meetings per year, October 24th and February 27th. Also, the KT Committees have no more than one voting Board Member on each one. These actions require more involvement in time and energy but offer portals for residents' participation.

Open Forum

What began last year, the open forum, was continued at this past Board Meeting. The audience was able to talk to the Board, enter points of view, ask questions, and in general communicate about agenda items. The opportunity to hear different opinions and gather information is important. The Board makes decisions that affect all of us. Thanks to the association members who attended.

Davis Stirling News

The attorney has responded with the first draft of our Kono Tayee documents so they reflect current state laws regarding associations. The DS Committee will meet prior to the next Board Meeting in October and review the draft. The intent is to study, understand, and make any recommendations to the Board. This is another step among many before a vote and adoption by the community.

Email Information

The Board asks residents to receive our minutes, newsletters, and announcements electronically. The annual roster will now contain email addresses unless you request to opt out. Utilizing email increases communication, saves time, and money for printing and postage.

Jim Hiss, Vice President



BEEP BEEP BEEP

COMMUNITY ANNOUNCEMENTS

❖ **GARBAGE BAGS**

Garbage bags are available for \$4.50 per bag. If you're one of the families that purchase bags, you can get your bags from Brenda Reyes, 189 Harry Way, 916-740-0311 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.

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

Check out our website at www.konotayeeestateshoa.com for the latest community announcements and events schedule. Also, 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 Beth Shaver, Kono Tayee Secretary, at ktsecretary@gmail.com.

❖ **FRIENDS AND NEIGHBORS 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**

Please be courteous and **pick up after your pets**. Obey the leash law.

❖ **MUSSEL STICKERS**

All residents need 2015 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. The Sheriff's office has ZERO TOLERANCE for noncompliance and they do not give warnings. If fined, expect to pay a \$100 ticket.

❖ **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](http://www.konotayeeestateshoa.com)) 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. If you need a copy of this form, please visit our website at: www.konotayeeestateshoa.com> click the Forms & Documents link > Members Info Update Form
Note that forms are also available in the Mail Box area.

❖ **PRIVATE PROPERTY**

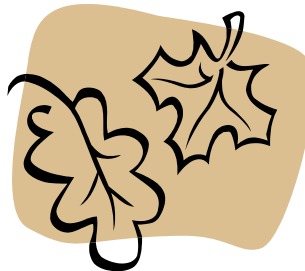
Beaches in front of lakeside homes are private property. Please use only the community beach area if you do not own lakeside property. Also, all empty lots in Kono Tayee are privately owned. Please respect your neighbors and do not trespass on empty lots and beaches.

ITEMS FOR SALE / WANT IN THE COMMUNITY

1. Jim and Patty Johnson have various plants for sale. They are looking for a used floating Jet Ski dock.
Phone 707-274-8129 or 650-372-0256



KONO TAYEE & COMMUNITY EVENTS CALENDAR



SEPTEMBER

- Community Oktoberfest BBQ: Saturday, September 26 at 5:00 pm at the beach area. Bring your own sausages, beer, and a dish to share!

OCTOBER

- Board Meeting: Saturday, October 24th at 10am. Location TBD.



DECEMBER

- Kono Tayee Christmas Party: December 5th, hosted by Brenda and Joe Reyes. Party starts at 6pm. There will be a white elephant gift exchange. More information will follow later.

MINUTES OF KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING

September 12, 2015

Held at the Lucerne Senior Center, 3984 Country Club Dr., September 12, 2015 at 10:00 A.M.

PRESENT AT MEETING

Board Members (Pres.) Bob Sullivan, (VicePres.) Jim Hiss, (Sec.) Beth Shaver, (Treas.) Debbie Pryor, (Dir.) Tony Marchese

Members: Pat Sullivan, Kerry Shaver, Celeste Feldman, Tom Atteberry, Joe Ramhorst, Brenda Reyes, Joseph Reyes, Becky Hiss, John McCloskey, Pat Ridgel, Becky Ridgel, Mike Morarity, Lynn Morarity, John Cormack, Debi Cormack, Ernest Lee, Ellen Lee, Terry Hale, Colleen Hale, and Thomas Randall.

1. CALL TO ORDER

Pres. Bob Sullivan called the meeting to order at 10:02 AM

2. OPENING OF MEETING AND WELCOME

Bob Sullivan welcomed those in attendance and led the Pledge of Allegiance. The meeting was held at the Lucerne Senior Center instead of the beach area so that the community could hear the meeting. Cost for the Center is \$25/hour. With all Board members present, he announced we have a quorum.

3. MINUTES OF PREVIOUS MEETING

Beth Shaver made a motion to approve the minutes of the previous meeting written by Carol Beckwith, seconded by Debbie Pryor, passed by all.

4. PRESIDENT'S REPORT Bob Sullivan

Presidents Comments:

- a) A reminder to all that there is a 15 mph speed limit within Kono Tayee. Please obey this.
- b) The county has been asked to paint a "Y" down Cora Road left onto Alston so that people stay in their own lane instead of pulling wide into oncoming traffic.
- c) Please remember that Lake County has a dog leash law. Dogs must be on leash and the leash can only be let out 6 feet to maintain control of the dog. Please abide by this law.
- d) The lake has been a brown color lately. This is due to harmless algae (diatoms- a common type of phytoplankton) in the water.

A. Open Forum

OPEN FORUM AS PROVIDED FOR IN THE "OPEN MEETING ACT", ASSOCIATION MEMBERS HAVE THE RIGHT TO SPEAK AT OPEN MEETINGS OF THE BOARD (CIVIL CODE 4925, SECTION 5000 (B)). THIS IS COMMONLY REFERRED TO AS THE "MEMBER COMMENT PERIOD". Please limit comments to 3 minutes and don't repeat comments.

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B. Architectural Committee Report

The Committee is responsible for approving several things in the community:

- 1) House paint colors: The Committee will develop standards to help the community (such as earth tones for colors).
 - 2) Fences: Neighbors should be notified if you are planning to put up or change your fences.
 - 3) Docks: docks should be kept in good shape.
 - 4) Canal lakefront and water weeds
 - 5) Tree removal: trees greater than 6" in diameter may not be cut down without approval.
 - 6) New construction, including boat docks
 - 7) Exterior remodeling (windows, doors etc)
 - 8) Parking areas: pay attention to setback rules and drive way approaches.
 - 9) Landscaping: of new homes, and weed control of established landscaping
- Note that some changes may need County building permits.

It was agreed that the Architectural Committee will give copies of all applications approved or denied to Board members and report on them at Board Meetings.

There were multiple comments and discussion from the community that Board Members should not be on committees due to a conflict of interest. This issue was tabled.

C. Report on New Invasive Weeds in Kono Tayee

There are "hydrilla-like" weeds were found in the canal and some lake fronts. These weeds germinate at a different time than the other weeds. The State has been contacted by Bob Sullivan and is monitoring the situation. The State sprayed the canal and entrance (Approximately \$5000 cost free to us) If you see weeds let Bob Sullivan know.

D. Need to Add 2 More Board Meetings

In an effort to provide more communication to the community we have added 2 more Board meetings. Board meetings for this year will be held October 24th, January 9th, February 27th, April 16th, and July 2nd.

E. Appointment of Committees and Alternative Director

Alternate Director: John McCloskey was approved.

Motion by Beth Shaver, seconded by Bob Sullivan, 4 for and 1 against (Jim Hiss).

Architecture Committee: Bob Sullivan, chair. Members: John McCloskey, John Cormack, Tom Atteberry, and Carol Benson.

Motion by Jim Hiss, seconded by Beth Shaver, 4 for and 1 against (Tony Marchese).

The following Committees were approved unanimously:

Budget Committee: Debbie Pryor, chair. Members: Craig Courtemanche, Terry Hale, and Larry Oreglia. Bob Sullivan will be an ex officio member with a tie-breaking vote only.

Canal Committee: Bob Sullivan, John McCloskey, Tom Atteberry, and Joe Ramhorst

Roads Committee: Bob Sullivan, Tom Randall, and John McCloskey

Keeper of the Flag: John Cormack

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Friends and Neighbors Committee (formerly Sunshine Committee): Debi Cormack

Davis Stirling Committee: Jim Hiss, chair. Members: Tom Atteberry, Vyonne Burrows, John McCloskey, Joe Ramhorst, Pat Ridgel.

Social Committee: Mike and Judy Braley

Election Committee: Mike and Judy Braley

Thanks to first time committee members: Tom Randall and Terry Hale!

F. Water Usage Report

Our well level is within 1 foot of our usage last year. Good water saving efforts by the community!

G. Canal Report

Water is very shallow in the canal.

The Ochoa family was approved by the Architecture Committee to install a new dock. The dock will not be in Parcel B of the canal. They are waiting to have it installed until the lake level is higher.

H. West Nile Virus in Lake County

Please get rid of standing water to deter the breeding of mosquitoes and the spread of West Nile virus in the county.

5. TREASURER'S REPORT Debbie Pryor

A. Budget Report

Debbie Pryor gave the current financial report. The total in all accounts is \$108,614.96, with \$33,012.97 in checking, \$57.67 in petty cash, and \$75,544.32 in reserves as of August 31, 2015. Account balances and banking summary are attached to the minutes.

The expenses for the last two months are: charcoal for the BBQs, pressure washer hose and disconnect, landscape maintenance fee paid to Jason Brown, pier maintenance paid to the Dock Factory, postage for the newsletter and assessment notifications, utilities and website internet fees. The website fees were \$359 for 2015/2016. In 2017 the fees will go up to \$480 for 2 years. We have received Homeowners assessments on 101 lots.

The Treasurers report was accepted by the Board.

Debbie Pryor noted that the Kono Tayee Estates fiscal year is July 1- June 30. The By-Laws state that the assessments (fees) are from Sept 1-August 31. Notices for payment of the assessments go out in July and are due September 1, and they are delinquent September 15.

Debbie Pryor made a motion to pay the attorney for the Davis Stirling CCR update another \$1000. Jim Hiss seconded, and the motion passes unanimously. (Note that we will still owe the attorney another \$1000 at a future date). Petty cash is down and will be filled with another \$200 from the checking account.

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B. Reserves

Debbie Pryor made a motion to take the leftover funds from last year, add half of the assessments collected this year, and the amount of the increase of the assessment this year (\$13/lot) for a total of \$15,947.50 to be placed in the reserve fund. The motion was seconded by Beth Shaver and passed unanimously.

C. Itemized Categories Report

Jim Hiss made a motion that the Board publishes the Itemized Categories Report in the minutes. The motion was not seconded and thus failed.

D. Title Transfers

Debbie Pryor and Beth Shaver agreed to work on ways to obtain title transfers/property ownership documents and maintain a single address database.

A thank you was given to Brenda Reyes for stepping up to sell garbage bags!

6. VICE PRESIDENT'S REPORT Jim Hiss

A. Davis Stirling Committee

Jim Hiss stated that he has received from the lawyer a first draft of our CCRs/By-Laws as redlined to incorporate the Davis Stirling Act (a total of 94 pages). This draft will be sent to all Board and Committee members for review. The Committee will meet on 9/21 at 3pm. The Committee will make recommendations to the document to the Board at the next Board meeting in October. Committee Minutes are posted at the mailbox on the right hand side. Contact any committee member if you have questions.

B. Waterline to Mailbox Area

The waterline at the mailbox area has been repaired/fixed multiple times by various people. There are five faucets there that could be turned off and allow the plants in the area to survive naturally. Jim Hiss made a motion for Bob Sullivan to contact the County to determine who is responsible for the line and report back to the Board. Debbie Pryor seconded. The motion was passed unanimously.

7. SECRETARY'S REPORT Beth Shaver

Minutes, newsletters, and announcements will be sent via email to the community and also posted at the mailbox in an effort to reduce mailing costs. A motion was made by Jim Hiss and seconded by Beth Shaver to include emails on our Kono Tayee roster, unless members choose to opt-out. The motion was passed unanimously. Note that any member can also opt-out having their address included in the roster. Members can also request copies of newsletters be mailed to them. Communication with the secretary can be made via email at: ktsecretary@gmail.com.

If anyone wants to help with the Newsletter please contact Beth Shaver.

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8. ROADS REPORT John McCloskey

Off-road parking on Alston Way, Richard Drive, Harry Way and Kono Way Roads where there are no curb reinforcements is causing breakage in the roads (Bob Sullivan provided pictures at the meeting). Required maintenance will be needed in the future. We need to go by the County standards for recommendations to driveways and encroachments to lots. John McCloskey will provide copies of the County standards to the Board.

9. FRIENDS AND NEIGHBORS COMMITTEE Debi Cormack

Since April 4th get well cards were sent to Ernie Lee, Tom Penn, Vern Hunt, and Nancy Cassin. Welcome cards were sent to new neighbors: Joe and Brenda Reyes, Leo and Liz Garcia, and Nancy Gilliam.

Just a reminder to please contact Debi Cormack at 707-274-6680 if you know someone who is ill, has lost a loved one, or is new to the neighborhood so she can send out a card on behalf of Kono Tayee's Friends and Neighbors Committee.

10. OLD BUSINESS – None

11. NEW BUSINESS

Celeste Feldman requested the Board consider placing mooring buoys in the Kono Tayee cove for docking boats at busy times. Bob Sullivan stated that we need adequate clearance (approximately 60 feet) around each buoy to account for winds shifting a boat around a buoy. The Board will continue to research this item.

12. ANNOUNCEMENTS

A. Chicken BBQ 5pm tonight at the Picnic Area

B. Kono Tayee Oktoberfest is canceled (see below: we WILL have one).

C. Board Meeting Dates: October 24th, January 9th, February 27th, April 16th, and July 2nd.

11. RESIDENTS QUESTIONS, INPUT AND/OR COMMENTS

Throughout the meeting several questions were asked by the community and answered by the Board.

Mark your calendars! Brenda and Joe Reyes have agreed to host the annual Christmas Party on December 5th. The party is planned to start at 6pm. There will be a "white elephant" gift exchange. More information will follow later.

Due to enthusiastic response we DO plan on having an Oktoberfest celebration on September 26th at the Picnic Area. Bring your own sausages, beer, and a dish to share!

A motion to adjourn the meeting was made by Jim Hiss, seconded by Debbie Pryor, and was approved. The meeting was adjourned at 1:02 PM.