

Kono Tayee Home Owners Association Annual Meeting
Kono Tayee Beach Area, Lucerne, CA 95458
Saturday, September 9, 2017 at 10 am

Present at Meeting

Debbie Pryor, Celeste Feldman, John McCloskey, Jim Hiss, Dave Wallenstein, Becky Hiss, Joe Reyes, Brenda Reyes, Tony Marchese, Ross Calvert, Sarah Glenn, Jim Johnson, Naish Piazza, Pat Ridgel, Becky Ridgel, Ernie Lee, Terry Hale, Curtis Beckwith, Carol Beckwith, Mike Braley, Debi Cormack, Tom Atteberry, William Lovingood, Dave Burrows, Lynn Morarity, Debi Cormack, Andre Ross (attorney)

Call to Order/Opening of Meeting

John McCloskey called the meeting to order at 10:05 am, and led the members in the Pledge of Allegiance. Board members present included John McCloskey, Jim Hiss, Debbie Pryor, Sarah Glenn, and David Wallenstein. John McCloskey announced that a quorum was present.

Minutes of Previous Meetings

Jim Hiss made a motion to approve the minutes from the July 2, 2017 Board Meeting. John McCloskey seconded the motion, and the motion was approved by all.

Progress Report on Beach Survey

Jim made a motion to move the Beach Survey issue agenda item forward so that attorney Andre Ross could leave early. John McCloskey seconded the motion, and the motion was approved by all. Andre Ross of Ewing and Associates law firm introduced himself. He explained that he was hired to find a resolution to a legal matter regarding the beach encroachment issue. After his brief introduction, Mr. Ross left the meeting.

In the morning prior to this general membership meeting, the Board met in Executive session to discuss legal issues with Andre Ross. The Board resumed the Executive Session after the general membership meet to continue to discuss these matters.

Treasurer's Report: Debbie Pryor

Debbie Pryor provided a financial summary report. Total in all accounts is \$106,865, with a checking account balance of \$6,185. Debbie reported that our association has 122 lots and she is still seeking payment for annual dues from 8 out of them. Annual dues total \$33,794. Current account balance is approximately \$35,000. Debbie made a motion to transfer \$16,185 to reserves. John McCloskey seconded the motion. After some discussion regarding potentially needing money to pay legal fees, Debbie rescinded her motion. Jim Hiss made a motion to approve the Treasurer's Report. Dave Wallenstein seconded the motion, and the motion was approved by all.

Committee Updates

Architectural Committee

Jim Hiss explained items related to the Architectural Requirements and the difference between items in either the 1) CC&Rs, 2) By Laws, or 3) Rules. Currently, the HOA has no Architectural Rules. Jim distributed copies of a compilation of the most common items related to the Architectural Committees currently in the CC&Rs and By laws. Please see attached "Architectural Committee Guidelines." He

explained that changes to the CC&Rs require 2/3 positive approval (92 members) of the association, whereas changes to the By Laws can be passed by the Board with 30 days written notification (email or mail) prior to a Board meeting, unless more than 5% of members (7 members) object within 30 days after the meeting. In that case, the By Law changes will be voted on and can pass with simple majority. Jim Hiss stated that the Board is required to release an annual policy statement, which will be released in April. Jim walked through the application process and explained that two copies of the Architectural Application form should be submitted to the Architectural Committee who in turn gives an electronic copy to the Secretary. The Secretary will inform the rest of the Board of the application.

A question was asked about HOA fines since there was no fee schedule published. Jim Hiss indicated this is something that is being reviewed.

John McCloskey asked Terry Hale, Mike Braley, and Celeste Feldman to be on the Architectural Committee with Terry being the Chair. There was some discussion about whether the Chair should select the other members or if the Board should select all members. There appears to be ambiguity in the Architectural Guidelines about whether the Board or the Chair should elect the other members, which will be addressed in the future. Jim Hiss made a motion that there be an Architectural Committee comprised of the three members mentioned. John McCloskey seconded the motion and all approved. There was some discussion about Committee members not being full time residents and may not always be available. John McCloskey reminded everyone that Board members can stand in for Committee member should the need arise.

Alternate Director

John McCloskey made a motion that the appointment of an Alternate Director be added to the agenda. Sarah Glenn seconded the motion and all approved. John McCloskey made a motion for Jim Johnson to be our Alternate Director. Debbie Pryor seconded the motion and the motion was approved by all.

Elections Committee

John McCloskey made a motion to have Mike Braley be the Inspector of Elections. Dave Wallenstein seconded the motion and the motion was approved by all.

Budget Committee

Debbie Pryor named Craig Courtemanche, Terry Hale, Brenda Reyes, Tony Marchese, and Larry Oreglia to the budget committee with Debbie as the chair. John McCloskey made a motion that the suggested members form the committee. Sarah Glenn seconded the motion and the motion was approved by all.

Roads Committee

John McCloskey suggested tabling the Roads Committee since Naish Piazza was not at the meeting and pick up the issue in January. William Lovingood, a former roads inspector, volunteered to do research on some alternative paving sealer being tested in Los Angeles.

Keeper of the Flag

John McCloskey made a motion to have Joe Reyes be the Keeper of the Flag. Sarah Glenn seconded the motion and the motion was approved by all. Brenda Reyes agreed to do it while Joe is out of town.

Friends and Neighbors

John McCloskey made a motion to have Debi Cormack be the Friends and Neighbors Committee. Sarah Glenn seconded the motion and the motion was approved by all.

Debi Cormack mentioned that the following cards had been sent out since the July 2nd meeting: *Get well cards to:* Lorna and Bill Lauver for heart issues. *Sympathy cards to:* Jennie Courtemanche for the loss of her father. *Welcome cards to new neighbors:* Jim and Sue Goudreau, Jason and Stacey Hungate, Robert and Susan Krolicki, and Tina Gordon.

Debi reminded everyone to let her know if they know of someone that needs a card.

Maintenance Items

5 MPH Buoys

Jim Hiss made a motion to have \$515 made available to install two used or existing buoys to replace missing buoys. Sarah Glenn seconded the motion and all approved. There may be two used buoys available, which can be remounted.

Trees

Jim Hiss made a motion to approve \$650-700 for Miguel Aguilar to “knuckle-back” pruning of 5 of the older trees and lightly prune the 3 small trees at the beach by the end of the month. John McCloskey seconded the motion and all approved.

After some discussion, Jim Hiss made a motion to remove the tree on the South side of the launch ramp. Sarah Glenn seconded the motion and the issue was voted on. John McCloskey, Debbie Pryor, and Dave Wallenstein abstained from voting and the motion did not pass. John will ask the gardener to keep this tree cut back during the year.

Planks

John McCloskey made a motion to approve a budget not to exceed \$500 for pier maintenance from Reserves. Dave Wallenstein seconded the motion and all approved.

Winch

John McCloskey reported that the winch has already been replaced at a cost of \$62 with a thank you to Mike Braley for doing the installation.

Community Reminders

John McCloskey reminded everyone to drive a little slower and pay attention to the 15 MPH speed limit. John mentioned that people are running their dogs without leashes and to notify animal control if they see that.

The Kono Tayee Oktoberfest will be held Saturday, September 30th at 5 p.m. at the Beach area.

Board Communication

Jim Hiss reminded everyone that the official Board communication is posted at the mailbox. Forms are available at the website and at the mailbox as well. Election information is mailed to all members. Email is used for miscellaneous communication and if appropriate separate mailing is made to those 12 members that do not have email available.

Jim Hiss said concerns should be brought to Board members, however the Board will not make a decision without input from other Board members or if appropriate discussed at scheduled Board Meetings.

Community Service day-Saturday October 14, 2017

John McCloskey will put a sign-up sheet for volunteers to repaint the curbs and maintain the dock. There will be a barbeque lunch at the beach with burgers and hot dogs.

HOA Documents

Attorney Andre Ross has sent a letter to Bob Sullivan requesting Board documents be turned over, but Bob has not yet turned over the documents.

Resident's Questions, Input and/or Comments

A suggestion was made to use fillable forms and Dave Wallenstein said he would look into it.

A question was asked about whether the HOA has jurisdiction over appearance lakefront facing property. Jim Hiss responded that Boat Houses and Decks are listed in the Architectural Guidelines that he distributed.

A question was asked about purchasing the lot at the end of the property where boats used to be parked. However, the lot is not for sale. Furthermore, it would require 3/4's positive vote of members to initiate any purchase.

John McCloskey announced that a few weeks ago a boat at the dock was broken into and skis and a stereo were stolen. Last week a person in a dark grey Ford F250 was seen stealing a chop saw at the house across from his. There was some discussion about security cameras at the dock.

The members present thanked Mike Braley for cleaning and setting up the barbeque.

There was some discussion about options for boat permits/stickers. Jim Hiss is waiting to get records and copies of boat permits from Bob Sullivan to look at updating a database of boats.

Next Meeting

The next meeting will be held Saturday, January 13, 2018 at the beach if there is good weather or at the Senior Center if there is bad weather.

Adjournment

The meeting was adjourned at 11:50 am.