

September 2013

Newsletter

Homeowners Association
of Kono Tayee



INSIDE THIS ISSUE

President's Report:	Pages 1-2
Items for Sale/Want:	Page 2
Community Announcements:	Page 3
Kono Tayee Events Calendar:	Page 3
Sept 7th Board Meeting Minutes:	Page 4-6

NEED TO REACH THE BOARD?

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

Vice President, Mike Morarity
(707) 769-1704 or (707) 769-0679;
moraritysr1@aol.com

Director, Jay Greenwell
(707) 254-7492; jaymgreen@aol.com

Treasurer, Debbie Pryor
(707) 274-7765 or (925) 676-3199
rabbitca@hotmail.com

Secretary, Debi Cormack
(707) 274-6680; ktsecretary@gmail.com

PRESIDENT'S REPORT

September 7, 2013

The Chicken BBQ on Saturday 14th was a great party. Thanks to Mike and Lynn Morarity for the great work with the chicken. Thanks to Jim Johnson for helping at the grill. Pat and I supplied the corn. The community brought lots of really good side dishes to share.

Oktoberfest is Saturday, September 28th. Rich and Nancy Cassin are the hosts. Be sure to be there. It is always a good time!

The Christmas Party is December 7th at the Oreglia's house, at 7843 Cora Drive.

Planning on cutting down or severely pruning a tree? It is a rule you must apply to the Architectural Committee for approval. No work is to start until an approval is granted. The penalty could be up to \$1,000 per the CC&R's. Improvements such as painting or any exterior work also require approval.

(continued on next page)

(continued from previous page)

Forms are available at the PO Box area or online at the Association's website: www.konotayeeestateshoa.com.

It is California Law that the Board must enforce the CC&R's and By-Laws. Any violations are noted by the Architectural Committee. If needed, the matter is then sent to the Board of Directors for action.

The Community is really proud of the improvements at the BBQ area and beach. I have received calls from a few realtors commenting how great it looks in Kono Tayee!

Our next Board meeting is Saturday, January 11, 2014. Please contact me at the contact information listed below to RSVP.

Bob Sullivan, President Board of Directors

(707) 274-2750; bobpatsull@aol.com; 7762 Cora Drive, Lucerne, CA 95458



ITEMS FOR SALE / WANT IN THE COMMUNITY

- ❖ Jim and Pattie Johnson have baby fan palm and baby sego palms for sale. They are also looking for a drive-on Jet Ski dock. Contact them at 707-274-8129.
- ❖ 2 SEADOOS and DOUBLE SHORELANDER TRAILER FOR SALE:
 - '93 SPI Seadoo (new battery, stainless steel prop, & cavatation plate)
 - '92 SP Seadoo (stainless steel prop)
- Bought the '93 new and purchased the '92 from a friend in 1997. Both run good and have been treated well. Asking \$3300. Contact Jim and Becky Hiss at (707) 274-1492
- ❖ Wakeboard for Sale: Hyperlite "revert" wakeboard with bindings and boots (size L). Wakeworld.com describes this board as "Designed with a large flat spot and soft rails making it stable for intermediate riders". Used sparingly, but over 10 years old with a small chip on one edge; otherwise in good condition. \$50 or best offer. Email Beth at kbshaver@pacbell.net.
- ❖ Wanted: low-cost running vehicle to tow boat. Contact Dave Wallenstein at 925-229-9154

COMMUNITY ANNOUNCEMENTS

❖ GARBAGE

Grey Garbage Bags can be purchased for \$5/bag from Ernie Lee at 7763 Cora Drive and Nancy Piazza at 7718 Cora Drive. Weekly garbage service is also available through Lake County Waste Solutions, 888-718-4888.

❖ KONO TAYEE WEBSITE

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.

❖ FACEBOOK

Are you on Facebook? Join the Friends of Kono Tayee Estates Group! Or, show your support with a "Like."

❖ EMAIL LIST

Help us save money on printing & mailing costs by receiving this newsletter & other correspondence by email. Contact Debi Cormack, Kono Tayee Secretary, at ktsecretary@gmail.com.

❖ SUNSHINE COMMITTEE

Reminder to contact Pat Sullivan if you know someone is sick or has lost a loved one. She will send a card on behalf of our Sunshine Committee. Contact Pat at 707-274-9284.

❖ MUSSEL STICKERS

All residents need 2013 mussel stickers for their boats and personal watercraft. Cost is \$10 per watercraft. Contact Bob Sullivan at (707) 274-2750 or bobpatsull@aol.com for assistance in obtaining your stickers.

KONO TAYEE EVENTS CALENDAR

SEPTEMBER 2013

Oktoberfest: September 28th, 2013 at 5 p.m. at the beach picnic area. Sausages and beer will be provided. Please bring a dish to share, and your own plates/utensils. Thank you to the Cassin Family for hosting this event.

DECEMBER 2013

Christmas Party: Saturday, December 7th, 2013 – This year's Christmas Party will be provided by the Oreglia Family. The party will be held at Larry (Jr.) and Cheryl Oreglia's home. Thank you to the Oreglia Family for hosting this event.

JANUARY 2014

Board Meeting: Saturday, January 11th, 2014 at 10:00 a.m., 7762 Cora Drive. Please RSVP to Bob Sullivan at (707) 274-2750 or bobpatsull@aol.com.

For a listing of Lake County Events, visit:

<http://www.lakecounty.com/things/Calendar.htm>

Minutes of Kono Tayee Homeowners Association Board Meeting

Held at 7762 Cora Drive, Lucerne, Calif. 95458

September 07, 2013

Present at Meeting

Jay Greenwell, Debbie Pryor, Mike Morarity, Lynn Morarity, Jim Corsini, Dean Carlson, Janelle Carlson, Ellen Lee, Ernie Lee, Joe Ramhorst, Tony Marchese, Vyonne Burrows, David Burrows, Irene Tenca, Celeste Feldman, Bob Sullivan, Pat Sullivan, John Cormack, Debi Cormack

Call to Order/Opening of Meeting

The meeting was called to order at 10:05 AM by President Bob Sullivan, who also welcomed and thanked everyone for coming and led us in the Pledge of Allegiance. Board members present were Bob Sullivan (President), Mike Morarity (Vice President), Debbie Pryor (Treasurer), Jay Greenwell (new Director), and Debi Cormack (new Secretary). Bob thanked returning board members, welcomed new board members Jay Greenwell and Debi Cormack, and announced that a quorum was present.

Minutes of Previous Meeting

Minutes of the annual election meeting of July 06, 2013 had been sent out to the membership by previous secretary Jeanne Wallenstein and hearing no changes or corrections to them, a motion to approve them was made by Debbie Pryor, seconded by Jay Greenwell, and motion was approved.

Treasurer's Report

Debbie Pryor distributed copies of the current financial reports, including banking summary and account balances (see the 2 attachments). As of 8/31/2013 there is a total of \$102,842.74 in all accounts; including \$26,220 in the Chase checking account, \$76,510.42 in the Chase reserves account, and \$111.80 in petty cash account.

Homeowners Dues: Projected income from homeowners dues for fiscal year 2013-2014 is \$29,520.00 (a reduction of \$240.00, as Anita Mclary's lots 89 and 90 were combined into one). As of 9/7/2013, \$27,850.00 has been collected, leaving \$1200.00 still to be collected from the homeowners of 5 remaining lots. The dues are delinquent as of 9/15/2013. If anyone is still outstanding after that date and her attempts to collect are still ignored, Debbie asked for the board's approval to send out one final request for payment plus late fees and if no response is made within 10 days, to turn the matter over to a collections company. A motion was made by Mike Morarity to approve this as a last resort, seconded by Bob Sullivan, and motion was approved.

Reserves: Projected reserve allocation for fiscal year 2013-2014 is \$13,042.00. Last year's final deposit of \$6000.00 to the reserve allocation of \$12,669.00 for fiscal year 2012-2013 was never made due to payments for the beach improvements. So Debbie asked for approval to deposit \$10,042.00 (\$3000.00 of the \$6000.00 from last year and \$7042.00 for this year) into the reserve account, leaving a balance of \$6000.00 for this year's remaining allocation. (That final deposit would pend on financial status of this year's income and expense statement.) A motion for approval of the \$10,042.00 deposit was made by Jay Greenwell, seconded by Bob Sullivan, and motion was approved. After making the deposit, we are left with over \$17,000.00 to operate with the current year's budget once the total homeowners dues are received.

A previously voted-on payment of \$379.81 as pre-payment for our website hosting for 2 years was made. This was a savings of 6 months of expense over monthly payments, that was negotiated by Jeanne Wallenstein, and the contract will take us up to August of 2015.

President's Report

Thank yous: Bob Sullivan expressed his thanks and appreciation to both Ernie Lee and Jeanne Wallenstein for the great jobs they both did as director and secretary of the previous board. Ernie will still be on the Architectural committee and Jeanne has very graciously offered to continue maintaining the website, publishing the newsletter, and maintaining the membership roster.

RSVPs: Bob asked that members RSVP him at (707) 274-2750 if they will be attending board meetings, as it makes it easier for preparations to be made for seating, etc.

(continued on next page)

Konocti Harbor: Bob said Konocti Harbor Resort is in escrow and has applied for a use permit, according to a recent news article. If it does close escrow, it will be a big and long project, but very good for the county in terms of revenue, employment, concerts, recreational activities, and lodging choices. He will try to find out more about it and report its progress.

Committee Appointment Proposals:

Architectural: (Chairman) Bob Sullivan, (Co-chairman) Ernie Lee, Dean Carlson, John Cormack, Jay Greenwell

Budget: Not yet proposed

Water: Naish Piazza, Ernie Lee, Dave Wallenstein, Bob Sullivan

Roads: Mike Morarity, Bob Sullivan

Sunshine: Pat Sullivan

Social: Mike & Judy Braley

Stepping Out: Position Open

Mussel Stickers: Bob Sullivan

Dock & Launching Permits: Bob Sullivan

Keeper of the Flag: John Cormack

Alternate Director Proposal: Jim Johnson was proposed to be appointed alternate board director. A motion for approval was made by Mike Morarity, seconded by Jay Greenwell, and motion was approved.

Roster Information: Contact information from the membership roster should not be given out by members to contractors or other vendors. A discussion followed. Bob stated that the policy of the board has always been not to give out that information.

Grass Fires on Labor Day: There were 4 small grassfires up on our side of Highway 20 on Labor Day caused by sparks from a dragging trailer chain. Due to the great efforts of Jay Greenwell and his fireman friend, our former resident and neighborhood gardener Dave Butke (who happened to be passing by), a motorcycle club, many concerned passersby, and the fire department..... the fires were put out without any serious damage in a short period of time. MANY THANKS to EVERYONE who helped!!

Social Committee Report

In Mike Braley's absence, Bob Sullivan reported the community events coming up: The Chicken and Corn BBQ (provided by the Morarity and Sullivan families) is September 14th. The annual Oktoberfest (provided by the Cassin family) is September 28th. Both of these events start at 5 pm and are held at the community beach area. The Oreglia family has offered to host the annual Christmas Party. It is scheduled for December 7th and will be held at their home on 7843 Cora Dr. More details will be provided at a later date. A big thank you goes out to all three families for providing these fun events for the community to enjoy.

Sunshine Committee Report

Pat Sullivan gave the report and said that she will be taking over for Nancy Piazza as the new Sunshine Committee chairman, so if anyone has cards they would like sent from the community they can contact her. She reported that Nancy sent sympathy cards to Vern Hunt for the loss of his wife and to Pat Ridgel for the loss of his father. Thank you to Nancy for doing this job for many years.

Architectural Committee Report

Bob Sullivan reported that Fall property inspections are coming up. A date for them will be set soon. He also reported that there have been issues with owners not getting prior written approval from the committee before starting work on projects like trees, painting, decks, etc. that require it, per the CC&R's and By-Laws. (A meeting with the committee and executive session of the board immediately following this meeting is scheduled for members' tree removal violations.)

(continued on next page)

Old Business:

Trees: There was a discussion about tree removal and pruning. The following major points were made:

- Tree removal or major pruning of trees with a diameter 6" or more measured 12" above the ground requires prior written request and approval, per the CC&R's. In addition, per the CC&R's/and or By-Laws, if the trees are in common with adjacent properties, the signatures of all owners are required. Violations are subject to a \$1000 assessment or cost to association for replacing or repairing the damage if it's possible.
- Application forms are available at the mailboxes or on the KTHOA website (konotayeeestateshoa.com)
- Celeste Feldman wanted it noted in the minutes that she was publicly apologizing to the entire community for a tree removal violation and objected to not being able to present her side of the issue during the open board meeting. Bob Sullivan explained the correct protocol for that and stated that a meeting with the architectural committee in an executive session of the board was already scheduled for immediately after this general meeting to address the issue with her, also explaining the procedure for that meeting.

New Business

Item 1: Jay Greenwell proposed bringing in a dumpster again over next Memorial Day Weekend for a community cleanup like we did this year. This item was tabled until the April board meeting.

Item 2: Mike Morarity brought up the problem with wood rats in the community. The rat population has increased and more of these rats have been observed recently. Untrimmed palm trees and poorly kept properties contribute to the rat habitat and population.

Announcements

None

Resident's Questions, Input, and Comments

- **Vyonne & Dave Burrows** -- expressed concerns about night-time noise nuisance from people at dock area. Possible solutions of asking offenders for courtesy first or calling the sheriff were suggested to them.
- **Irene Tenca** - asked where a copy of the CC&R's can be obtained. They are available for download on the KTHOA website or for purchase from the association for \$25 to cover printing costs.
- **Mike Moriarty** - reported there was a theft of a pedal boat from the Swan's property and warned residents to be aware.
- **Joe Ramhorst** - addressed the Board on CC&R's and By-Laws. Joe presented letters suggesting that the By-Laws are not enforceable. Bob Sullivan provided the details on the Davis-Sterling Act Laws and assured the Board that KTHOA CC&R's as well as the By-laws are in fact enforceable. Bob invited Joe to provide any facts to support his opinion and thanked Joe for his input. He added that we will be required by the Davis/Sterling Act to review and update the CC&R's by 2015.

Adjournment:

A motion was made to adjourn the meeting by Jay Greenwell and seconded by Mike Morarity. The motion was approved and meeting was adjourned at 11:35 AM.

Respectfully submitted by Debi Cormack, Secretary

Secretary's Note: Being new at this, I am grateful for the many kind offers of help that I've received and I thank everyone for their patience. Please know that I will try to do the best that I can.

