



KONO TAYEE HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
Via Google Meet  
December 14<sup>th</sup>, 2024  
9:00 AM

**1. Present at the Meeting**

**Board members**

(Pres.) John McCloskey (Sec.) Tom Atteberry (Treas.) Debbie Pryor (Vice Pres.) Todd Marshburn,  
(Dir.) Jim Hiss.

**Members**

Terry Hale, Mary Lou Milbourn, Brenda Reyes, Debi Cormack, Pat Ridgel, Rich Cassin, Jim  
Valentine, Chris LeGue, Ross Calvert.

**2. Call to Order**

The meeting was called to order at 9:00 am. Pres. led the members in the Pledge of Allegiance.  
Pres. announced we had a Quorum.

**3. Approval of November 2<sup>nd</sup>, 2024 Board meeting minutes**

Pres. made a motion to approve the Nov. 2<sup>nd</sup>, 2024 minutes. Dir. Seconded and all were in favor.

**4. Approval of November 16<sup>th</sup>, 2024 Executive meeting minutes**

Sec. read the minutes.

All of the Board members were present.

The Board discussed the proposal from JDM Construction.

JDM Construction:

Project

Kono Tayee HOA

Scope

Remove and replace current pier, pilings to be reused

- Demo existing pier down to bare pilings
- Install new steel header on pilings
- Install new steel posts and header on concrete pier blocks
- Install new 2x6 steel joists 14 gauge
- Install sure step decking
- Install new black western fencing hand rail at 38-42 inch high
- Install new pipe hinges on both gangways
- Install new diamond plate on floating dock under gangway rollers to protect decking
- Install 6 new piling roller set ups to replace the chains on the floating docks

- Install new header in center of main deck (I noticed end splitting on 10/15/24)
  - Electrical to be determined by board, I can add in a few lights on pier with this price
- Cost

The cost to complete these tasks comes to a total of \$55,885 not including permits or plans if needed. Payment due within 14 days of receipt of invoice after 30 days it becomes late and incur a 10% late fee on that invoice amount

#### Phases

I want to do this project in phases so the floating dock remains usable for residents

- Phase 1 would be from shore out to the set of piling where the pier goes to a single walkway, would also include gangway hinges, diamond plate and the roller setups on the floating docks.
- Phase 2 would be from end point of phase 1 to the halfway point to the main deck, I do not know the exact length as the piling are spaced unevenly but it will be around 40 feet
- Phase 3 will be the remainder of pier and beam under main deck area

#### Payment Schedule

Payment schedule will be as follows

- Deposit in the amount of \$1,000 at start of project
- 50% (27,442.5) due at completion of phase 1 this is the most difficult and costly portion of project
- 25% (13,721.25) due at completion of phase 2
- 25% (13,721.25) due on completion of project

The only instance this payment schedule can be modified would be for weather related issues as in we have a large storm disrupt the work for 14 days, I would possibly need a partial payment for material related expenses.

#### Permits

JDM Const. will need to speak with county on how they want to proceed with the process or if this will be handled by lake bed management. Typically, they only need to deal with lakebed management but on a project this size county may require an engineered drawing.

The actual width of current walkway is 61" and when the project is done the walkway will be 58". The Sec. read a letter from a member suggesting the walkway's width be 72' which would cost roughly \$7,000.00 more. By keeping the existing width, the hopes is to use the \$7,000.00 towards an additional dock extending the current dock, allowing more boats to be moored.

Pres. made a motion to accept the contract from JDM Construction and give them \$1,000.00 deposit to get the project started. The Dir. Seconded and all were in favor.

Pres. made a motion to adjourn the meeting. The Sec. seconded and all were in favor. The meeting adjourned at 9:36 am.

Pres. made a motion to approve the Nov. 16<sup>th</sup>, 2024 Executive meeting minutes. Vice Pres. seconded and all were in favor.

Pres. commented on current progress of the Pier repair, with hopes of a completion date in March 2025.

## 5. **Treasurer Report**

Treas. read the report. I will attach the financials.

### a. **Dues collection update**

We have collected all but one delinquent homeowner. Treas. met with the delinquent homeowner, received a down payment with an agreement to pay the balance within the next couple months. Treas. did get prior approval from the Board to accept these terms.

**6. Sub finance Committee Report**

Vice Pres. read the report. Everything looks correct and balances.

**7. Pier Contract**

The Pier work is in progress. First Phase is almost done, so we will be submitting another payment soon.

Pres. spoke about the repairs needed for the mailbox roof structure. Pres. met with Bridges Construction to get a bid for the repairs. During the repairs, the meter will be disconnected. Access to the mailbox area will be restricted during the repairs. Sec. will get in touch with the Post Office to inform and see what plan of action for getting mail. The repairs hopefully will only take a month. The repairs won't start till early spring 2025.

**8. Canal Committee Report**

Sec. referenced the report from the previous meeting. The Canal Committee wants to know the direction the Board would like to have done in the canal. The mouth of the canal is shallow, due from the storms, whereas most of the canal is much deeper. Any permits we had have since expired. Any removal at the mouth of the canal helps only for a short time. The Board is asking the Committee to come up with a plan that would keep the mouth open year-round without disturbing the existing seawalls in the canal.

**9. Friends and Neighbors Report**

This is my first report since the July 6<sup>th</sup> meeting so the list of cards sent is longer than usual.

Our Get Well Wishes for Illnesses and Injuries went to:

Joe Ramhorst

Diane Pierce

Lynn and Mike Morarity

Ron Pryor

Vyonne Burrows

Jim Hiss

Our Thoughts of Sympathy for Their Loved Ones Lost went to:

Joe and Brenda Reyes

Shirley Randall

Our Happy Birthday Wishes given to:

Dorothy Atteberry on her very special 105<sup>th</sup> Birthday!!!

Welcome Basket delivered to:

Ed, our new neighbor and owner of the famous "yellow house at the beach area"!

Thank You Note to:

The Lucerne Post Office Staff for their addition and installation of new parcel boxes

In addition, we add Thank Yous to all of our community volunteers, from the Board, to Committee members, to community members who do special projects all during the year. Their time and efforts are very much appreciated! And special Holiday Thanks to Joe and Brenda Reyes who cheered up our mailbox area and Chris LeGue who added a lighted Christmas tree to our swim dock!!

Wishing a Happy Holiday Season to all!!! And a good year to come!!!!

#### **10. Documents Discussion**

Vice Pres. apologized for not having the members feedback ready for the meeting. Most of the items addressed in the feedback has been updated. The Vice Pres. met with two members to discuss the issue of merged lots. The hour-long meeting was good, shared different ideas and thoughts, without a solution of legal verbiage in describing how lots can be merged and have only one vote and one assessment.

Vice Pres. will try and have the members feedback updated in the Documents January. We may need some advice from the Attorney for proper language. The Documents will be shared with the Board for review. Then they will be sent to the members using Track changes so the members can see the specific changes made.

#### **11. Open Discussion**

C. The beautiful Xmas tree that Chris put on the swimming dock has tipped over and the dock itself has broken free due to the winds.

A. Chris will resecure the tree and the dock once the winds die down.

C. V.P. and Chris worked on getting everything ready to secure the 5mph buoys. Chris located some vinyl wraps for the buoys as well. He will order what is needed and submit the receipt for reimbursement.

C. Architectural applications that have been submitted asking for approval for one item, then adding more as project is worked on without approval will not be tolerable. When an application is submitted, the Committee reviews them on the 1<sup>st</sup> and the 15<sup>th</sup> as stated on the Application.

C. The Architectural Committee is asking the Board for support when an Inspection is done and a member doesn't comply. What will be done to resolve this?

A. The Board will go back and review the proper steps that need to be followed in order to take action that would lead up to a fine for non-compliance.

C. The Treas. will be stepping down next year. We will be looking for a member to accept the position next year. If anyone is interested, please contact the Treas. with any questions.

#### **12. Adjournment**

Pres. made a motion to adjourn. Vice Pres. seconded and all were in favor.

The meeting was adjourned at 10:05 am.