



**KONO TAYEE HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
JULY 6<sup>TH</sup>, 2024  
10:00 AM  
BEACH  
AREA**

**1. Present at the meeting**

**Board members**

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

**Members**

Ross Calvert, Sandra Vogel, Mike & Judy Braley, Ernie Lee, Pat & Becky Ridgel, Ignatius Piazza, Shane Truan, Chris & Vieno LeGue, Jim & Becky Hiss, Debi Cormack, Tony & Sarah Glenn, Terry & Alice Howery, Ken Gehrkens, Thomas & JoAnne Senander, Joe Reyes.

**1. Call to Order**

The meeting was called to order at 10:00 am. Pres. led the members in the Pledge of Allegiance. Pres. announced we had a Quorum.

**2. Call for Inspector to count Electoral votes**

The Pres. declared we have a quorum of ballots, 66 ballots returned and 26 required for the quorum. The Election Committee is counting the ballots.

**3. Approve revised minutes from March 9<sup>th</sup>, 2024 Executive meeting**

The Sec. forgot to bring the revised minutes so we will add this to the next Board meeting agenda.

**4. Approval of minutes from May 25<sup>th</sup>, 2024 Board meeting**

Pres. made a motion to approve the minutes. The Treas. seconded and all were in favor.

## **5. Approve Revised Fine Schedule and signature page**

The Sec. forgot to bring the documents to the meeting so we will add this to the next Board meeting. Vice Pres. suggested that any revisions to previous minutes and the fine schedule be sent out to the members with these minutes. All were in agreement.

## **6. CC&R's and By-Laws Discussion**

Pres. thanked the members for their comments and suggestions. There were 6 residents who submitted 46 comments since our last meeting. The Board started the review of comments during our last Executive meeting. We will continue to review every comment submitted and follow-up with a response. All comments and responses will be shared with the community which will be followed by another open discussion at a future meeting.

There was a discussion on a few of the topics covered in several member comments:

- Several members were concerned regarding the Board's term of office. In the proposed CC&Rs it stated the Board can run for 4 consecutive years without an election if they choose. This was based on an initial suggestion to save money on an annual election since our board has little change. For example, this board has virtually stayed the same the last 4 years with only the Director position changing. This year 20 people were nominated, only 6 accepted those nominations. Legally, the HOA must hold an election every 4 years. The discussion was our association can hold an election every 1, 2, 3 or 4 years. The Board decided to remove this all together and continue to have an election each year. The board encourages more people to accept nominations and run for office.
- Another concern members shared was access to personal property. The Board agreed that clarification is needed going forward. The only way one can get access to personal property is with the owner's permission.
- Another concern was the 5' and 15' access or pathway between 4 lots which would allow a pipeline to bring lake water into the canal. The term pathway is a concern for liability reasons. The access points are not easily accessed with large rocks in the path. If it will be a pathway a lot of work will need to be done. Getting it surveyed so we know exactly where it is. Also, restrictions will be needed such as, boat parking, hours of use and a clear and easy path for a member to walk on.
- Another concern was if the Board wouldn't enforce a rule does the member have the ability to enforce. The verbiage Association used in the documents reflects the members, not just the Board, so any member has the right to enforce by the IDR or ADR process if they feel the Board isn't acting on a violation.
- Another concern was parking in your driveway and storing items in your garage. This doesn't apply to our HOA so it will be removed.
- Several comments were in regards to ADU's and JADU's language challenging state laws against Davis Sterling. The Attorney added the verbiage and the Board will clarify with the Attorney of the accuracy in order to be compliant.
- Another comment was why we haven't opened discussion regarding the Operating Rules and Regulations. The Board is focusing their attention on the documents at this time since we need a 2/3rds vote from the members in order to update them. Once

that is done then we will be working on the Operating Rules and Regulations. The Rules and Regulations don't require a member vote for approval, the Board has the ability to vote and change them as needed. There will be a discussion with resident input prior to any Rules changed. A member asked the Board for clarification on where it says the Board can change the Rules without a membership vote.

The Board has been working to update our documents for several years now. We appreciate everyone's concerns, feedback, and we will review them. There are corrections that need to be done with these documents.

A member applauded the Board for getting this far with the documents. With an index, state laws with reference to codes and just being much easier to identify and find information.

## **7. Election Results**

The Election Chairman declared 124 ballots were mailed with 66 returned and the postage alone was \$375.00. There were 20 nominees and 6 people accepted. The results are and congratulations to;

President - John 50

Vice President - Todd 58

Secretary -Tom 55

Treasurer - Debbie 55

Director - Jim 41

Director - Brenda 24

The chairman thanked his helpers for being there.

## **8. Open Discussion**

The Treas. declared this will be her last year.

The Reyes were applauded for the different holiday decorations at the mailbox area.

We are looking for someone to repair the drip system for the watering of the plants in the mailbox area, it is in desperate need.

Thanks to Chris for putting the swim buoys out.

The mailbox roof is sagging. A support has been installed for a temporary fix. The Pres. contacted 3 contractors with no reply. A member will have his crew give an estimate for the labor with the HOA paying for the materials.

The 5 mph buoys need material to be installed which the HOA will supply.

Weed treatment was done in the canal and swim area. It may take 7 to 14 days to see effect. The contractor will inspect every 2 weeks to see the progress, and if needed will treat again.

The pier work has been completed. Next is repairing the walkway out to the pier, supporting the pilings with cross bracing and replacing wood as necessary.

Postcards for the dues will be mailed out next week.

## **9. Adjournment**

Pres. made a motion to adjourn, the Vice Pres. seconded and all were in favor. The meeting was adjourned at 10:55 am.

