



## KONO TAYEE HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

Via Google Meet  
November 2<sup>nd</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**

Tony Glenn, Chris LeGue, David Wallenstein, Debi Cormack, Diane Ayala, Doug Kues, Natalia Krishpinovich, Edward Mak, Pat Ridgel, Rich Cassin, Celeste Feldman, Sandy Vogel, Jim Valentine.

### 1. 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.

### 2. Approval of September 21<sup>st</sup>, 2024 Board meeting minutes

Pres. made a motion to approve the September 21<sup>st</sup>, 2024 minutes. Dir. Seconded and all were in favor.

### 3. Treasurer Report

Treas. read the report and the financials will be attached.

We have collected all but two homeowners' dues. We have sent out reminders and Pre-lien letters with no response. The Board has filed a lien on each delinquent property, including Legal fees, Notary fees, Filing fees, Late fees, Postage and Interest.

#### a. New CD Account

Treas. made a motion to open another CD to gain better interest on the money.

Pres. asked to hold until he discussed the needed repairs to the walkway of the Pier.

#### **4. Delinquent Assessment collection**

The Board collectively attempts to remind members of the dues and when they become delinquent. October 1<sup>st</sup> the dues are delinquent and collectively the Board mailed the 5 delinquent members a Pre-lien letter allowing them 30 days to pay. In the letter it is stated if not paid we will lien the property for the dues and all of the additional fees that goes along with it totaling more than \$700.00.

Three members did pay their dues within the 30-day period. As of November 1<sup>st</sup> there is 2 liens currently. Legally we have two options to collect the delinquent assessment. One is by foreclosure, the other is to sell it to a collection agency.

#### **5. Documents Discussion final round of feedback**

Vice Pres. is still in the process of adding the feedback changes to our documents. He shared visually how the changes will look, Different color text. Once completed the Board will review them and then they will be sent to the members for review. Then an Open Board meeting to discuss if any other changes are needed, if not then the Attorney will update the documents. The documents then will be sent out to the members for a final view and then ballots will be sent out for an election.

##### **a. Assessments – buildable lot discussion**

Question:

Does a buildable lot / building site in KT Estates need to be a legal parcel?

Answer:

In the new language we have done away with buildable lot, buildable site, and just calling it a lot. Lots are defined as any parcel shown on the KT Subdivision map, a legal lot, and any parcel within the County designated APN excluding the common area.

Question:

Does (or will) the Board agree that if a resident property owner cannot obtain a building permit for a dwelling that the area previously labeled as a building site or buildable lot that the land area should no longer be classified as a land area suitable for a dwelling and thus not subject to assessment?

Answer:

Whether or not an assessment can be levied is not dependent on whether a structure can be built on the land but whether the land or lands is a lot.

Question:

If a member merge three lots with the County and becomes one APN, why is the member assessed more than one?

Answer:

In our current documents it states one assessment per lot and if a lot is merged and the dwelling overlaps the lots, only one assessment and one vote.

This topic has been discussed over several months which direction the HOA should follow without a decision. A committee was formed to discuss and propose a solution and present that to the Board at the next meeting.

## **6. Open Discussion**

Pres. met with JDM Construction about the Pier walkway and two lower bunks needing repair.

The proposal includes;

Removal of pier walkway reusing the pilings, new steel headers on concrete blocks, new steel joisting, new Sure Step decking, new dock attachments using rollers for water level changes, new pipe hinges, new dyno plating rollers on the docks, Electrical will salvage what they can.

A 6-foot-wide walkway would cost \$62,705.00

A 5-foot-wide walkway would cost \$55,885.00

There will be an Executive meeting to accept the contract.

Pres. met with Brian from Mendo Lake Engineering regarding the roof structure at the mailbox area a month ago. He was given the \$500.00 retainer to start the drawings.

Pres. will meet with a contractor in the coming week for a bid on the repair.

Hillside behind the mailbox area needs to be cleaned up. The eucalyptus that was cut down has dead sprouts that grew up and died in addition to some other low branches. Aguilar Maintenance bid it for \$5,200.00. Several members volunteered to clean it up.

We should have a detailed checklist for imposing a fine. It will give the Committees and the Board a guideline to follow and the members to be aware of. The Vice Pres. shared a detailed draft of the procedure to implement a fine. It was agreed that it should be in the "Operating Rules" of our documents.

The Canal Chairman was not able to attend the meeting and asked the Sec. to share his report. The mouth of the canal is very shallow due to sediment build up from the wave action. Currently the depth is 0" to 10". With the winter storms more, there will be more sediment built up restricting it further. The Canal committee would like to know the direction the Board wants to pursue, shoveling the sediment to the side or excavate the mouth and channel of the canal?

Several members have asked the Committee what will be done about their seawalls that are damaged? The Board would like to remind the canal members, seawalls are on private property, it is the sole responsibility of the member to repair them. The HOA is only responsible for Parcel B in the canal.

Roads Committee commented the County is overwhelmed at the time so the Committee will present our concerns with the County Board of Supervisors.

## **7. Adjournment**

Pres. made a motion to adjourn the meeting. Sec. seconded and all were in favor. The meeting was adjourned at 10:40 am.