



**KONO TAYEE HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
Via Google Meet  
September 7<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 via Google meet, (Dir.) Jim Hiss

**Members**

Rich Cassin, Ross Calvert, Sandra Vogel, Brenda Reyes, Pat Ridgel, Debi Cormack, Doug & Mary Lou Milbourn, Terry Hale, Jim Valentine, Hueling Lee, Diane Ayala

**2. Call to order**

The meeting was called to order at 9:01 am. Pres. led the members in the Pledge of Allegiance. Pres. announced we had a Quorum.

**3. Approval of minutes from August 3<sup>rd</sup> 2024 Executive meeting**

The Sec. read the minutes.

**Present at that meeting**

Pres. John McCloskey  
Vice Pres. Todd Marshburn  
Treasurer Debbie Pryor  
Secretary Tom Atteberry

**Legal Issues**

Discussion regarding ongoing resident dispute over merged lots (98, 99,100,) and historical assessments.

VP provided recap of conversation with the resident's representative on 8/2/24.

- a. Reviewed Board position stated in July 12, 2024 letter to resident and representative.
- b. Reviewed representative's email and attachments to understand points related to language in current HOA documents and specific to the 1995 CC&R amendment.

Unanimous agreement by Board members there is no change in board position on resident's merged lots and assessments.

Unanimous agreement by Board members with resident's representative to take opportunity to revise/improve language related to merged lots and assessments in the restatement & revisions currently underway to the By-Laws and CC&Rs.

Confirmed "Merged Lots" update on agenda for 8/10/24 open meeting.

The meeting adjourned at 9:48 am.

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

#### **4. Treasurer Report**

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

We have collected 114 members dues with 9 members remaining. There will be another reminder mailed out.

#### **5. Finance Subcommittee Report**

Vice Pres. reviewed the financials and everything looks good and complete.

#### **6. Mailbox Roof repairs**

The Pres. spoke how the roof structure above the mailbox area has a bad lean to it. The Pres. has contacted several contractors to give us a bid for repairs. Brian Hall with Mendo Lake Engineering will draw up some plans for repairs. Brian will supply a drawing of the existing roof, the plans for a new roof structure with new footings and bracing to withstand strong winds. The drawings est. is between \$2,000.00 and \$4,000.00 billed hourly. Without these drawings it is difficult to obtain bids from contractors and any permits that are required. The Dir. Made a motion to hire Mendo Lake Engineering to draw up the plans with a cost of \$2,000.00 to \$4,000,00. The Pres. seconded and all were in favor.

#### **7. Committee's**

Architectural – Terry Hale, Mike Braley and Chris LeGue

Budget – Treas. to announce at the next meeting

Pier – Jim Valentine

Canal – Terry Howery

Friends & Neighbors – Debi Cormack

Roads – Pat Ridgel

Election – Mike Braley

Welcome – Brenda Reyes

## **8. Documents Discussion**

The Vice Pres. shared the feedback we received from the members. Picking up from where we left from the last Board meeting.

- Assessments – Merged lots, we should add verbiage to define how a merged lot qualifies to have only one assessment and one vote.
- ADU or JADU – clarify with Attorney regarding percentage of Rentals for owner occupied.
- Notification of a Rental – Intention is so the HOA doesn't exceed the rental cap, member needs to advise HOA if intending to rent. Change "Documents" to "Guidelines and Regulations" to be given to tenant.
- Waivers – Path of hardship, define the process.
- Voting – current documents require 2/3rds vote. The proposed is 51 percent. Example if 100 ballots were sent out and 51 returned, which would be a majority, 26 of the ballots need to be in favor. Recommend that be changed to 51 percent of the voting members in favor.
- Special Assessments – Quorum is 50 percent of voting members.
- Election of Officer's – Remove the elected Board of Directors to elect Officer's
- Terms of Office – Once elected immediately take position for a 1-year term.
- Ballots – Change time limit to return ballot right up to the beginning of the General meeting.
- Special Meeting – Change notification from telegraph to electronic.
- Antennas – Remove the restrictions on all types of antennas.

Time was running out so we will continue the discussion at the next Board Meeting on September 21<sup>st</sup>, 2024 at 9 am.

This document review/discussion is a discussion with ideas and comments proposed by members. There was no decision made on the final language for the documents.

## **9. Open Discussion**

Q. Buoys are missing, what are we doing?

A. We have the material to assemble anchors to the Buoys and then place them in the water soon. Suggestion to paint our buoys with KT identification.

C. Weed treatment has been pretty good. The contractor has made several trips to spot treat where needed with no additional cost.

C. Many years ago there was a map showing property monuments of the HOA along with underground water and sewer lines. At one time they were in the shed. Has anyone seen them so we can make copies?

A. We can look in the sheds for them.

## **10. Adjournment**

Pres made a motion to adjourn the meeting. Vice Pres. seconded and all were in favor. The meeting adjourned at 11:19 am.

