



Kalapana Seaview Estates Community Association

Thoughtful Stewardship of our Common Parks

2017 Annual Newsletter

SAVE THE DATE — Sunday, April 30th, 2017 at 1:00 PM
Annual General Meeting (AGM)
Seaview Upper Park Pavilion (Mapuana Ave. & Nahokulele St.)
See included Agenda & Proxy sheet for more details

Some Interesting 2016 Jan 1-Dec 31 Statistics:

- Lot sales were up 7 this year, for a total of 25
- Average lot prices were between \$22,300-\$38,000
- 16 homes were sold ranging from \$111,000 to \$288,000

**In Memoriam
Michael David and
Theresa Janak**

Inside this Issue:

| | |
|--------------------------|---|
| President's Report | 1 |
| Sustainable Neighborhood | 2 |
| Clerk's Report | 2 |
| Webmaster's Report | 2 |
| AGM Agenda/Proxy | 3 |
| Bylaw Proposal | 4 |
| New Board Applicants | 4 |
| Financial Statements | 5 |
| Mailbox Committee | 6 |
| Albizia Control | 6 |
| Seaview Safety | 6 |
| Neighbor to Neighbor | 6 |

President's Report by President Hazen Komraus

Aloha! It's been another beautiful year here in Kalapana Seaview Estates. We've avoided any natural disasters, the whales are back, the weather glorious. We've had many new residents come to Seaview, owners building and moving here, new renters, and new owners! Some old neglected properties have finally been sold and are now spruced up and occupied. I'm happy to say that the sunny, open-minded, and quirky community we have seems to be doing an excellent job of encouraging great new people to come discover us. While we all may lament for the old days of less people and quiet I am grateful that the newcomers are excited to be here and be part of our shared community and dreams.

Crime is next to non-existent and the beauty of Hawaii is as wonderful as ever. The County has made some changes to its building codes that are proving to make things harder for new home builders, but that doesn't seem to have slowed things down, in fact lot and home prices have rebounded very well from the plunge they took when the lava flow threatened Pahoia Town. Madame Pele has returned to her historic pattern of a steady and "safe" ocean entry. No pressure build up, no concern as to where the lava might go. Our reassuring plume of steam and streams of tourists are back.

We are finally back to full occupancy on the Board of Directors. We have a diverse and generous group. We've been playing catch-up for the last two years as the new and relatively inexperienced members (myself included) learned and salvaged what was left after the lawsuits and chaos that afflicted us then. All of those various and spurious lawsuits have been concluded in our favor. We have aggressively pursued getting owners who have large outstanding debts to the association to pay their arrears. That has meant an influx of funds to offset those we spent on the lawsuit defense. Mahalo to those who are current with their dues, anyone who may be delinquent please contact our Treasurer at board@kseca.org!

The parks are doing great and we plan on keeping them that way. They are our main expense and where most of our dues go. We've reached out and built communication channels with the County and several local volunteer groups that have benefited our community. The generous work of community members has meant free invasive species eradication (fire ants and albizia) which results in protecting our property values and safety. A popular Food Bank has been providing for our residents.

CONTINUED ON PAGE 2

President's Report Continued from Page 1

We are striving to stay ahead of any issues that we might face in the future. Our new mailbox building is in process. Our Board has been establishing timelines, guidelines, and best practices to help future Board Members and residents learn the ropes and serve as best we can in the future. We've also caught up on lots of neglected work and modernized our processes and paperwork. We are dotting the I's and crossing the T's. It's a good time to be on the Board and live in Seaview!

Sustainable Neighborhood - Archer

The way we design our lives and communicate plays a huge role in how we experience our lives. Neighborhoods with social events held regularly encourage us to congregate, cooperate, celebrate our diversity and work for the common good. The social chair committee endeavors to host one such gathering on the Saturday preceding the Board meeting each month in 2017. These local connections can give the modern family what the extended family once provided: a place with a strong culture of kin, friends, and neighbors.

Here's the 2017 Social Calendar

Help fill in the months with your suggestions!

| | |
|--|---|
| January - Walk America | July - 4th of July Parade in Kalapana Seaview |
| February - Valentines, Sweet Nothings | August - Garden Tour in Kalapana Seaview |
| March - Saint Patty's Party on the Green | September - Open for Suggestions |
| April - Open for Suggestions | October - Harvest Time |
| May - Open for Suggestions | November - Art Studio Tour |
| June - Open for Suggestions | December - Kalapana Seaview Holiday Meal |

If you would like to join / volunteer on a committee to help see these events happen in our neighborhood contact Archer at socialchair@kseca.org

Clerk's Report - Jean Howell

The Board enacted a \$50 refundable mailbox key deposit effective Dec. 1, 2016 which will allow us to recoup the \$50 charge the USPS imposes for lock changes when keys are not returned. This \$50 refundable mailbox key deposit is in addition to the \$100 nonrefundable box fee enacted at the 2016 AGM. There are no boxes available at this time and many are looking forward to the new mailbox center's completion.

Reminder! Please send in your completed proxies if you are unable to attend the AGM. You will receive one proxy for each lot owned. Each will need to be submitted.

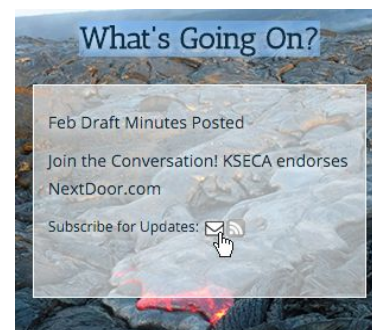
Web Report - Daniel Levy

Subscribe to New Board Posts by Email:

1. Navigate your web browser to: <http://kseca.org>
2. Scroll down and find the 'What's Going On' Section
3. Click the email icon next to the 'Subscribe for Updates' text
4. Enter your email & confirm by opening a confirmation email link

Pay Your Bill Online

1. Navigate to <http://www.kseca.org/pay.html>
2. Fill in contact info, TMK, bill total & other requested info.
3. Pay securely using any major credit card or PayPal. (3% charge added)



Kalapana Seaview Estates Community Association
12-7017 Kalihikai St, Box 4537 Pahoia, HI 96778-7842 phone/fax 808-965-2607

2017 Annual General Meeting (AGM) Agenda

Sunday April 30, 2017 1:00 PM

Seaview Upper Park Pavilion (Mapuana Ave. & Nahokulele St.)

Voter Registration and Sign-In 11 AM to 1:00 PM (please arrive early to sign-in)

SESSION

- Call to Order - 1:00 PM Chair/Appointment of Scribe
Confirmation of established quorum/announcement
Orientation /familiarization of facilities
Introduction of 2016-2017 Board of Directors / Announcement of vacancies
Additions and Corrections to the Agenda
2016 KSECA AGM Draft Minutes reading/corrections/acceptance
2016 Treasurer's report/discussion/acceptance

ELECTIONS

- Appointment of Elections Committee
Candidate Nominations (Committee Chair verifies vetting)
Elections of Directors 2017-2018 Board Vote count
Recess Kau Kau (please bring plate, utensils and glass) / Elections Committee tabulations

SESSION

- Call to Order Reconvene/Election Results Announcement
2017-2018 Newly Elected Directors claim seats/transfer BOD proxies

OLD BUSINESS

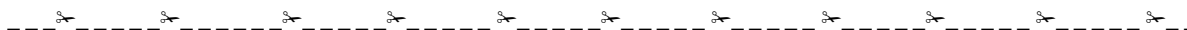
- Legal Matters Review/Update, lawsuit(s)/discussions
Mailbox Center
Pavilion Park Changes

NEW BUSINESS

- Proposed Bylaw Amendments/Vote/Tabulation Results
Consecutive Term Motion

ADJOURNMENT

- Call of 2018 AGM Announce Date/Time/Place
Motion to Adjourn/Second/Vote/Conclude Time



PROXY

KSECA Annual General Meeting (AGM) to be held on April 30, 2017

Property Owner Name (print - required) _____ TMK# (Required) _____
Property Owner Signature (required) _____ Date (Required) _____

For a proxy to be a valid vote, one form for each TMK must be completed and delivered to the KSECA Clerk no later than Wednesday April 26th by 5 p.m. Clerk: 12-7017 Kalihikai St, Box 4537 Pahoia, HI 96778

Check ONLY one (1) box below AND initial next to your check mark

- For Quorum purposes only
To the attendee whose name is printed on the line next to this text.
To those Directors present at the meeting and vote to be shared with each Board member receiving an equal percentage.
To the Board of Directors as a whole and that the vote be made on the basis of the preference of the majority of the Board.
None of the Above

Proposed Bylaw Changes - Kelly Finn

Article 1, Section 3: Definitions

(1) Change definition of Director:

From: Director: Means a member of the KSECA Board of Directors.

To: Director: Means a member of the KSECA Board of Directors whose eligibility is defined by being a Member (any owner of record of one or more parcels of land in Kalapana Seaview Estates (KSE) or any person so designated by a revocable, written and notarized authorization as described in Article II, Section 2(B).

Article II, Section 2 A: Regular Monthly Board Meetings

(2) Change MGS to member as follows

From: A. The Board of Directors Meeting shall be held monthly on a day and time that is most convenient for the members of the Board, and notice of such meetings shall be posted at least five (5) days before the date of the meeting. KSECA residents are encouraged to attend and participate in regular monthly Board meetings to provide input on the matters being discussed. MGS who are not on the Board of directors may participate in any deliberation or discussion, except during executive sessions, unless a majority of a quorum of the Board of Directors votes otherwise.

To: A. The Board of Directors Meeting shall be held monthly on a day and time that is most convenient for the members of the Board, and notice of such meetings shall be posted at least five (5) days before the date of the meeting. KSECA residents are encouraged to attend and participate in regular monthly Board meetings to provide input on the matters being discussed. Members who are not on the Board of directors may participate in any deliberation or discussion, except during executive sessions, unless a majority of a quorum of the Board of Directors votes otherwise.

(3) Change definition of Contractor:

From: Contractor: Means each person or entity that has been selected by the Board to provide materials or services of any kind.

To: Contractor: Means each person or entity that has been selected by the Board to provide materials or services of any kind. Members in good standing ("MSG") are not excluded from the definition of Contractor because payments of expenses of KSECA are not within the scope of the prohibition of disbursements to Members necessary to comply with nonprofit corporation requirements and KSECA Articles of Incorporation.

Article I, Section 4: Duties and Powers of the Board of Directors

(4) Change the frequency of required audits to every 4 years from every 2 years.

From: F. To provide an audit of the Association income, expenses and assets every two years and to make a copy of such audit or inspection available to members upon request and that such audit and inspection be made by a Certified Public Accountant or qualified accountant.

To: F. To provide an audit of the Association income, expenses and assets every four years and to make a copy of such audit or inspection available to members upon request and that such audit and inspection be made by a Certified Public Accountant or qualified accountant.

Board Rule 9A

(5) Motion to rescind Board Rule 9A - Proposed by Uschi Snover

I motion to rescind 2013 AGM motion: "limit Board members to serving two (2) consecutive terms"

Rationale: Allowing Board members to serve more than two consecutive terms would prevent loss of continuity and experience and be helpful in times of lack of volunteers to serve on the Board.

New Board Applicants

Chas Collins

Please consider me as an applicant. I have in the past been on the architecture committee and did much volunteer work in the parks. I have a B.A. in management and a J.D. I was a helicopter pilot in the army. Both my children graduated from Pahoehoe High School. I have been an elected official and recently ran for governor and U.S. Senate.

Financial Statements - Phil Hartman, Treasurer

BALANCE SHEET 12/31/16

| ASSETS | | LIABILITIES AND EQUITY | |
|-----------------------------|---------------------|-------------------------------------|---------------------|
| Current Assets | | Liabilities | |
| Bank Accounts | | Current Liabilities | |
| 5447054 Bank of Hawaii | \$45,118.15 | Accounts Payable | |
| ING Savings/Capital One | \$48,469.72 | 2010 Accounts payable | \$0.00 |
| Total Bank Accounts | \$ 93,587.87 | Total Accounts Payable | \$ 0.00 |
| Accounts Receivable | | Total Current Liabilities | \$ 0.00 |
| 1110 Accounts receivable | \$225.00 | Long-Term Liabilities | |
| Total Accounts Receivable | \$ 225.00 | 4005 Mailbox Deposits | \$17,950.00 |
| Other Current Assets | | Total Long-Term Liabilities | \$ 17,950.00 |
| 1299 Undeposited Funds | \$0.00 | Total Liabilities | \$ 17,950.00 |
| Total Other Current Assets | \$ 0.00 | Equity | |
| Total Current Assets | \$ 93,812.87 | 3001 Opening Bal Equity | \$-6,366.51 |
| Fixed Assets | | 3010 Unrestrict (retained earnings) | \$60,958.44 |
| 1670 New Mailbox Structure | \$500.00 | Net Income | \$21,770.94 |
| Total Fixed Assets | \$ 500.00 | Total Equity | \$ 76,362.87 |
| Other Assets | | | |
| 1080 Certificate of Deposit | \$0.00 | | |
| Total Other Assets | \$ 0.00 | | |
| TOTAL ASSETS | \$ 94,312.87 | TOTAL LIABILITIES AND EQUITY | \$ 94,312.87 |

~ PROFIT & LOSS STATEMENT ~

| | | | |
|--------------------------------------|---------------------|-------------------------------------|---------------------|
| Income | | 8009 Office Supplies | 349.66 |
| 4 Contributed support | | 8010 Annual Newsletter | 683.54 |
| 4010 Indiv/business contribution | 809.99 | 8011 Postage | 726.33 |
| Total 4 Contributed support | \$ 809.99 | 8012 State of Hawaii | 11.00 |
| 4001 Park Maintenance Fees | 2,797.00 | 8013 Annual General Meeting-Food | 350.00 |
| 4004 Transfer Fees | 5,000.00 | 8016 Volleyball Equipment | 14.93 |
| 4007 Late Fee | 9,205.71 | 8017 Pavilion Supplies | 252.56 |
| 4009 MAILBOX FEE | 1,400.00 | 8018 Accounting Services | 4,572.00 |
| 5 Earned revenues | | 8021 Holiday Dinner | 183.80 |
| 5210 Membership dues | 20,138.40 | 8022 Mailboxes | 500.00 |
| 5310 Interest-savings/short-term inv | 47.98 | 8023 Website | 1,045.82 |
| Total 5 Earned revenues | \$ 20,186.38 | 8024 Quickbooks Software Support | 280.24 |
| Interest Income | 332.63 | 8030 Park Improvements | 1,362.62 |
| Services | 27,215.07 | 8033 PARK MAINTENANCE | 5,980.00 |
| Unapplied Cash Payment Income | -64.12 | 8034 Contract Labor | 15,345.28 |
| Total Income | \$ 66,882.66 | Total 8033 PARK MAINTENANCE | \$21,325.28 |
| Gross Profit | \$ 66,882.66 | 8100 Non-personnel expenses | |
| Expenses | | 8130 Telephone & telecommunications | 58.29 |
| 7500 Other personnel expenses | | Total 8100 Non-personnel expenses | \$ 58.29 |
| 7520 Accounting fees | 3,010.00 | 8104 Insurance | 7,417.60 |
| 7530 Legal fees | 1,867.50 | 8500 Misc expenses | |
| Total 7500 Other personnel expenses | \$ 4,877.50 | 8590 Other expenses | 244.11 |
| 8001 Telephone | 219.23 | Total 8500 Misc expenses | \$ 244.11 |
| 8002 Paypal Fees | 30.25 | Annual General Meeting expenses | 111.83 |
| 8004 Bank Fees | 10.00 | Total Expenses | \$ 45,111.72 |
| 8006 Taxes | 485.13 | Net Operating Income | \$ 21,770.94 |
| | | Net Income | \$ 21,770.94 |

Accounts receivable (Past Due Association Fees Only) as of 12/31/2016: \$106,846.93

Kalapana Seaview Estates Community Association — KSECA

Thoughtful Stewardship of our Common Parks

12-7017 Kalihikai St, Box 4537
Pahoa, HI 96778-7842
Phone/Fax: 808-965-2607
E-mail to All Board Members:
Board@KSECA.org
<http://www.KSECA.org>

Neighbor to Neighbor - Jean Howell

Mahalo for picking up pet waste and disposing of it properly. Stepping in animal feces is unpleasant any time and many barefoot children and adults play in our parks. Dogs must be leashed in the parks in accordance with

KSECA Park Rules. Help us keep our parks clean and safe for everyone to *injoy*. Mahalo for prompt payment of annual dues. Mahalo to all those who volunteer, to those who keep our parks clean by picking up litter, sweeping the mailbox kiosk, and taking bags of trash to the transfer center, THANK YOU! Each of us benefits from you giving your time. Mahalo to all of those who help by providing rides, materials, clothing and other useful items. Mahalo to those who wave and smile as you walk or drive through Seaview making our neighborhood a friendly place to live. Mahalo to everyone who drives safely making our streets safer for all of us. Mahalo to the pedestrians who practice good road sharing. Mahalo to those who participate in the Night Sky Program by keeping outdoor lighting dim and pointed down which allows everyone to *injoy* the beautiful night sky. The KSECA website contains a wealth of information including by-laws, minutes, community calendar, community resources and helpful resources. The Resources tab includes links for information on disaster preparation, transfer station hours, invasive species {Albizia, Little Fire Ants (LFA)}, Rat Lungworm Disease and a welcome letter for newcomers.

Seaview Safety - Kelly Finn

Aloha Neighbors, if you live here in Seaview you have certainly noticed more neighbors, more building, and more cars as Seaview grows. Unfortunately, there also seems to be more speeders on our roads. I know of at least ½ dozen pets hit by cars and witnessed a small child nearly hit! So, PLEASE, respect your neighbors, their keiki and their pets and drive 25 (or less around keiki) Mahalo.

Mailbox Committee Report - Bob Kirk, Chair

As per the 2016 AGM, preliminary plans for a new mailbox center on the Seaview Lawn have been drawn but not yet submitted to the Planning Department. We have clarified again with the planning department that the street side property setback is 15' and the front park lots are still individual lots so KSECA must abide by the 8' side setbacks which apply to those lots. The committee has received conflicting information on this point. We have now measured out those lots and setbacks and determined that the structure will go almost exactly as presented at the 2016 AGM. The plans are now being finalized with the placement of the structure. Once the plans are complete, they will be submitted for a building permit then the project will be put out for bids. By the time this newsletter arrives, we hope to have a permit in hand. If any of our members knows of any licensed contractor who would like to submit a bid for the project, have them contact the Board and we can get a set of plans and specifications to them. The bid process is open to any Hawaii - licensed contractor.

Seaview's Albizia Eradication Program - Uschi Snover

This volunteer program has been running for 1.5 years now and thousands of Albizia have been eradicated at our Albizia workshops with BIISC. The volunteer coordinators will be stepping down at the end of this year. If anyone is willing to step up, please contact the Board. Absentee owners are especially encouraged to protect their property values and those of their neighbors and join our efforts to keep our community safe by signing the permission form. Treating your non-hazardous Albizia is free of charge and per Hawaii's State Law you incur no liability for any injuries that may occur during the workshops if we have been informed about potential hazards. You may request the permission form via email from board@kseca.org or find it online at kseca.org under "Helpful Resources", Albizia Program.