Kalapana Seaview Estates Community Association

Thoughtful Stewardship of our Common Parks

2015 ANNUAL NEWSLETTER SPRING 2015

SAVE THE DATE — Sunday, 4/26/2015 at 1 PM

Annual General Meeting (AGM)

Seaview Upper Park Pavilion (Mapuana Ave & Nahokulele St)

See attached Agenda & Proxy sheet for more details

Some Interesting 2014 Jan 1-Dec 31 Statistics:

- 9 homes were sold with an average price of $179,417 (low $63k, high $264k)
- 29 lots were sold with an average price of $24,031 (low $12k, high $39k).
- In 2015 the Property Tax Dept lowered Seaview assessed values by about 11.3% - probably due to the impact of the lava flow. While in 2014 their values had gone up by about 2.5%.
- Crime in the Puna district is substantially lower than in the Hilo district.

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Board and Community 'News Shorts'

Board Accomplishments

- After over a year of legal back and forth initiated by Mr. Pat Rocco, the first of three lawsuits against KSECA and its individual members had a court verdict in the Association's favor. However, notice has been filed that the verdict is going to be appealed; so the drama continues. The suits have sapped valuable time and energy from the current and past Board members; better used serving the needs of the Association. *See the related article on page 3.*
- A root cause analysis of crime and trespass issues in the Oceanfront Park found that many people thought that it was a public park. Therefore extensive signage was installed that clearly states it is private property along with the park rules including when it is open and closed to patrons.
- Theft and destruction in the Upper Park Pavilion had been an ongoing issue; however after a video surveillance camera and signage was installed the issue appears to be resolved.
- The children's swing set and play station in the Upper Park Pavilion was becoming unsafe due to rot and decay of the wood structure. It was removed and a new play station is expected to be in place for the AGM or shortly there after.
- Due to last year's Bylaw change: "KSECA residents are encouraged to attend and participate in regular monthly board meetings to provide input on the matters being discussed..." more residents are becoming actively involved in deliberations. Also all meetings have been facilitated by a non-Board member to keep meetings focused and on track; this has added to much more productive, civil and friendly meetings.
- To encourage more persons to step up to be board members and also to protect KSECA financial assets, a separate insurance policy has been added to indemnify every director and officer.
- There is a new website: www.KSECA.org Be sure to use the *Subscribe for Updates* option to stay on top of important news.

Community News

- Despite Tropical Storm Iselle and encroaching lava flow on Pahoa, Seaview survived relatively unscathed and the Seaview Community is much closer as everyone pulled together to help one another. *See the related article on page 3 and 4.*
- "Neighbors-Helping-Neighbors Block Watch" is a new program under development in Seaview; and is expected to be fully implemented by the end of the year.
- Kalani.com our neighbor 1/2 mile east of Seaview is installing a Ham radio tower which will allow emergency personnel such as fire, police, emergency and CERT to communicate in the south Puna's ocean front. Kalani will also be opening a market which sells prepared foods, hot and cold food, and basic household staples.

Greg Ward - 2015 AGM Newsletter Editor

Financial Statements as of 12/31/2014

By Patti Lightcap, Bookkeeper

~ BALANCE SHEET ~

ASSETS	
Current Assets	
Bank Accounts	
1050 Barter (deleted	0.00
1090 Savings Account (deleted)	0.00
5447054 Bank of Hawaii	24,063.13
82577 First Hawaiian Bank Checking (deleted)	0.00
First Hawaiian C/D (deleted)	0.00
ING Savings	47,704.78
Total Bank Accounts	**$71,767.91**
Accounts Receivable	
1110 Accounts Receivable	650.00
Total Accounts Receivable	**$ 650.00**
Other Current Assets	
1299 Undeposited Funds	0.00
Total Other Current Assets	**$0.00**
Total Current Assets	**$72,417.91**
Other Assets	
1080 Certificate of Deposit	0.00
Total Other Assets	**$0.00**
TOTAL ASSETS	**$72,417.91**

LIABILITIES & EQUITIES	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 Accounts Payable	0.00
Total Accounts Payable	**$0.00**
Total Current Liabilities	**$0.00**
Long-Term Liabilities	
4005 Mailbox Deposits	15,500.00
Total Long-Term Liabilities	**$15,500.00**
Total Liabilities	**$15,500.00**
Equity	
3001 Opening Bal Equity	-6,791.04
3010 Unrestricted (retained earnings)	48,387.13
Net Income	15,321.82
Total Equity	**$56,917.91**
TOTAL LIABILITIES & EQUITIES	**$72,417.91**

~ PROFIT AND LOSS STATEMENT ~

Income	
4001 Park Maintenance Fees	850.00
4004 Transfer Fees	5,750.00
4007 Late Fee	3,660.00
5210 Membership Dues - individuals	33,995.00
Interest Income	191.80
Unapplied Cash Payment Income	1,843.00
Uncategorized Income	18.00
Total Income or Gross Profit	**$46,307.80**

Expenses	
7541 Legal & Professional Fees	-2,342.00
8001 Telephone	244.47
8004 Bank Fees	22.50
8006 Taxes (property)	300.00
8009 Office Supplies	720.14
8010 Annual Newsletter (with dues)	683.54
8011 Postage (primarily for newsletter)	753.80
8013 Annual General Meeting-Food	319.86
8018 Accounting Services	1,876.25
8021 Holiday Dinner	470.42
8023 Website	2,190.88
8024 Quickbook Software Support	280.24
8027 Repairs	67.40
8029 Membership Dues (service)	355.00
8030 Park Improvements	451.85
8033 Park Maintenance	751.94
8034 Contract Labor	17,835.00
8110 Non-personnel Expenses - Supplies	167.82
8104 Insurance	5,338.94
8590 Other Expenses	25.00
Annual General Meeting Expenses	274.13
Returned Check	0.00
Total Expenses	**$30,794.18**
NET INCOME OR PROFIT	**$ 15,513.62**

Mr. Rocco Sues KSECA — Yet, Again! by Kevin Sulgit

We have had a long year of dealing with three separate legal actions that were initiated by Mr. Pat Rocco in July of 2013 against KSECA and individuals. The first of three lawsuits has gone through the trial stage with a verdict in KSECA's favor! Mr Rocco has filed a notice of appeal and that case may be drawn out for what could be another 6-8 months, however, we feel confident in our case.

The second district court case is scheduled for a one-day trial on July 6th. And finally the third case is in circuit court and will soon go through discovery of evidence with a trial date likely in September or October, 2015.

Legal fees are mounting - over $10,000 at this time.

For those of you who are not long-term residents of our community, Mr. Pat Rocco is not new to suing the Association — and in effect all of you! According to the 1998, 1999, and 2000 newsletters, Rocco sued the KSECA in June 1997 seeking $20,000; the case was dismissed but cost us $1621 in lawyer's fees. In April 1998, Rocco filed another lawsuit against us, which was settled in 1999 ▪

Introducing Hazen Komraus, 2015 Board of Directors Candidate

I've been a Seaview resident for eight years, a landowner for two. I'm a builder here in Puna; and specialize in off-grid building using local materials and focusing on our particular environmental needs (indoor/outdoor living, rain and vog protection, incorporating sustainability). I work on the Red Road only.

I've been an active participant in working to improve our community and to preserve our aina and aloha lifestyle. I love this community for its inclusiveness, humor and eccentricities. This is my home and I think it's about time I stepped up to do my part on the Board. I am driven by a belief that bad things happen when good people fail to act. My priorities would be to preserve and improve our facilities, deal with park issues in a way that keeps it open and public - utilizing aloha and conveyance of a sense of responsibility to all its users. I also want to prevent things like the shuttering of our local farmer's market, schools and the community center at SPACE - a place that offered health, entertainment and opportunity to our residents. I am a peacemaker and consensus builder, but I have no patience for distraction from our bigger issues. The Board is the best I've ever seen it and I want to help.

Thank-you for your consideration and be sure to follow me at www.facebook.com/hazen.komraus ▪

An Eventful Year — thanks to the "Community" that calls this their home By Jeanmarie Rose Theine

This has certainly been an eventful year for the Big Island of Hawaii, and the Lower Puna area in which Kalapana Seaview Estates is situated.

In late July 2014, Tropical Storm (almost a Category-1 hurricane) Iselle arrived. She exposed our vulnerability to wide-ranging damage and related power outages - 10 days without power in Seaview - caused by high winds and falling trees.

Most everyone was already aware that the fast-growing albizia trees were problematic, but the storm convinced even the skeptics that these trees, although beautiful, were truly hazards to be contended with. The ideal situation is to never let the trees get a foothold, as their removal when allowed to get large is very pricey. Some folks with larger albizias on their property that did not threaten structures, had killed the trees with poison. These skeletal trees will eventually fall down and create mulch as they naturally break down. The really interesting thing about the skeletal trees is that they did not come down in the tropical storm as did the living, "fully leafed" albizias nearby. Hopefully we will all become more vigilant and remove these trees (and other fast-growing "weed trees") when young to prevent future damages.

Next came the June 27th lava flow from Kilauea volcano, home of the Hawaiian goddess, Pele, often referred to as "Madame Pele". This flow has been an eye-opening experience for many, as we had become complacent, relying on the lava to maintain a flow over Kalapana to the ocean. It was our nearby neighbor, close enough to observe the steam plume most days, but far enough that there were few detrimental effects. This new flow went in an entirely different direction, threatening the town of Pahoa: the "heart" and many would say "soul" of the Puna district. It also has

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Kalapana Seaview Estates Community Association—KSECA

Thoughtful Stewardship of our Common Parks

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Lifestyle Issues

The Board is ONLY responsible for the common parks management. Therefore it does not represent Seaview residents beyond the scope of park issues even if individuals, businesses or groups may impact your personal lifestyle.

Continued from page 3

exposed limited system of roadways. This flow still threatens to cover Highway 130 which is the main and previously the only route into Lower Puna from the rest of the Big Island. The excellent foresight and response by our County of Hawaii government, has prepared alternate routes to keep the area accessible.

This area has always been "off the beaten path" and most would agree that is why they chose this corner of the island to settle in. The lava flow has been a reminder to us all that we should conserve resources, plan our trips to town , carpool, and strive to live a more sustainable life.

What has always been special about Lower Puna continues to be so - places like the Red Road, the Warm Pond, the Tidal Pools, Uncle Robert's Kava Bar, the Kalani Resort and SPACE to name just a few; but MOST OF ALL our Community of eclectic, caring, creative, and independent minded folks who call this area home and are also a part of Seaview continues — I believe our Community is even stronger today despite these disruptive physical and emotional events!

Our 2014 Holiday Event Captured in Pictures by Greg Ward