

Kalapana Seaview Estates Community Association
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BOARD MEETING MINUTES
August 10, 2011

1. OPENING CIRCLE - President Richard Valdez opens the meeting at 6:00 P.M. at the park pavilion Kalapana Seaview Estates, Pahoa, Hawaii. Present were board members Treasurer Mark Wyatt, Clerk Mark Hinshaw, Scribe Linda Willaby, Director at Large Frank Musacchio. Also present were community members Jack Hash, Athena Peanut, Al Melton, Jim Gordon, Jim McRae, Rose Geranium, Jacklyn Symonds, R.J Hampton, Helen, Christina, Sara and others.

2. MINUTES – July 13, 2011 minutes were read by board members. Mark Hinshaw moves that we accept the minutes as amended. Frank Massachio seconds. Motion passes by unanimous vote.

3. TREASURER'S REPORT-Mark Wyatt gives the report. Total checks written were \$1602.54. Total equity is \$49,674.78 plus \$10,500 in mailbox deposits. See attached balance sheet and check detail. Mark Hinshaw moves that we accept the report. Linda Willaby seconds the motion. Motion passes unanimously.

4. PAVILION REPORT-Mark Wyatt gives the pavilion report.

*Two bids have been received for a rock wall to be built at the end of the driveway to replace the rotten ohia posts and chain that was there. Mark Wyatt moves to contact John Cochiss to see examples of his work and if acceptable hire him. If examples are not acceptable to go with the next bid of \$1950.00 and build the rock wall. Linda Willaby seconds the motion. Motion passes unanimously.

*The project to reseal concrete in mailbox area will be a work party project. The next work party day has been postponed until September 18, 2011.

*Lawn Mowing behind pavillion-Mark Wyatt moves that the fee be \$25 per time and twice a month. Frank Massachio seconds. Motion passes unanimously.

*Volleyball court lines-Mark Wyatt moves to spend \$36 for lines for the second volleyball court. Linda Willaby seconds. Motion passes unanimously.

5. POSTAL CENTER REPORT-Athena Peanut will send a letter to the postmaster seeking a reimbursement of \$12,800 for the eight flats of postal mailboxes that were purchased. Mark Wyatt moves that we send the letter as amended. Mark Hinshaw seconds. Motion passes unanimously.

6. OLD BUSINESS

A. Kevin Horton's summer festival- Kevin Horton was not present and is still out of town until the end of September. The summer festival has been cancelled as it was supposed to take place by August 31, 2011.

B. Speed bump and crosswalk. The county put two additional signs by speedbumps at the playground. Actual location of speedbump at the front –the road department said the proposed location is too close to the stop sign. Crosswalk is to be on the Kalani side of Mapuana.

C. Proposal to define public nuisance was previously presented by a resident of Seaview-this would be too difficult to enforce and would present liability issues.

C. Audit Report Requirement- Every 2 years an audit should be done. An audit has been scheduled with Guy Shepherd.

7. NEW BUSINESS

A. Athena Peanut discusses HRS 514B and the board's authority to raise association dues. Richard Valdez says HRS 514B pertains to condo law not community associations. Athena mention HRS 421 J and its relation to HRS 514B. The board would need to see a copy of the law.

§514B-144 refers to Association fiscal matters and assessments for common expenses.

Regarding law firm bids to address the ever increasing problem areas of our by laws and board powers and responsibilities, Athena Peanut moves to actively pursue soliciting retainer bids from attorneys

knowledgeable in condo law or association law to answer questions regarding compliance. Mark Hinshaw seconds. Motion passes unanimously.

B. Christina mentions Helco and the amount we are paying for electricity. Do we own our electric poles? If so, we could get electricity from geothermal and we would be paying less for electricity. We do not own our own electric poles. Athena will call Helco and get more information.

C. R.J. Hampton discusses adopting Hawaiian families at Christmas. She asks whether Seaview would want to participate. RJ will collect for a Christmas wish list on her own. Al Melton asks if that would also cover a Hanukka wish list. It is not Association business and the Association will not sponsor it due to liability issues. Linda Willaby mentions that any promise of funds by the association should be up to member vote.

D. Mark Hinshaw gives update on the "Red Road Plan" as part of the Puna Community Development Plan. The top three priorities would be a cell tower, parking lot and toilets at Kehena Beach, and a hike and bike trail from Kaimu to Poiki. The county and state have endorsed the hike and bike trail.

E. Mark Hinshaw speaks on the need to define the boundaries of our parks. We previously consolidated all the lots at the pavilion into one lot to lower our property taxes. We need to have a professional survey of the pavilion park in order to limit liability issues. Mark Hinshaw moves that we seek bids to have the park surveyed. Mark Wyatt seconds. Motion passes unanimously.

F. Establishment of a budget committee. Is this a requirement under 514 B? This will be answered by attorney when we have one. Richard believes 514 B pertains to condo law not community association law.

G. Mark Hinshaw moves that all projects that require financial expenditures must be on the agenda and voted on by the second meeting except for repairs and maintenance under \$500. Mark Wyatt Seconds. Motion passes unanimously.

H. Al Melton mentions that the pavilion is not the optimum place to have a board meeting because of other activities going on which makes it hard to hear the speakers.

I. Sara mentions that we need to build a trash bin or something to contain the trash container because dogs have been getting into the trash. Perhaps a wire box

J. Richard Valdez moves that we remodel a portion of the free box area for use as storage space, build a wall, and add a door and solicit bids for this project as well as the trash bin project. Linda Willaby seconds. Motion passes unanimously.

8. ADJOURNMENT –Mark Hinshaw moves that we adjourn. Linda Willaby seconds. Unanimous acceptance. Meeting adjourned at 7: 07 p.m.

The next board meeting will be at the park pavilion.