

Kalapana Seaview Estates Community Association
RR2 Box 4537, Pahoa, Hawaii 96778
Phone: (808) 965-8711

MINUTES

Board of Directors' Meeting, November 3, 2004

The Meeting was called to order by Robert Stearns (President) at 6:15 p.m. and was held at the community pavilion in Seaview Estates. In attendance were Robert Stearns, Henry Rapoport, Greybeard, Mark Hinshaw, Susan Mielke, Athena Peanut, and John Lazor.

>Review of Agenda with the addition, "Newsletter," under Old Business.

MOTION, made by Greybeard, seconded by Mark, "to accept Agenda typed by Robert."
Motion carried unanimously.

>Review of October Minutes.

MOTION, made by Greybeard, seconded by John, "to accept Minutes passed out by Susan." **Motion carried unanimously.**

Treasurer's Report

✓ A printed balance sheet was handed out, reviewed and accepted by the board members.

Copy Attached.

Non Profit Status

Athena found out that Seaview Estates as a Community Association falls under 501 (c)(4). ✓
Several documents are required for the 501 (c) 4 that the board does not have available.

As a Hawaii Non Profit Corporation, the Board has to file any taxable income. Problem:

Handwritten: Federal income tax
Income Tax Returns were filed by previous board members through 1998, but are out of compliance since 1999. *No federal returns since 1998.*

Discussion.

Handwritten: contact our CPA
The Board decided to try to resolve the tax issue, to meet with Laurie Lannan (CPA) to bring for financial reviews, and to hire her for further help on this matter. Athena will set up a meeting with her.

Pavilion Report

Safety

There are campers in the library.

Discussion. There is nothing the board members can do so far.

Henry is going to purchase a weed whacker by the end of the week to donate to the park, and will bring a blue tarp to donate to the park.

Handwritten: IRS NON PROFIT

Handwritten: us into compliance
and prepare our 2002 +
2003 financial
reviews.

Athena gave an address and phone number of a lawyer to Robert, ~~who is going to~~
contact ~~him~~: Robert Allen, 965-9456.

MOTION, made by Henry, seconded by Mark, "to allocate up to \$600 to pay for legal fees for consultation in the matters discussed in this meeting." **Motion carried unanimously.**

Old Business

Insurance:

Robert spoke to insurance company and reports that we are currently covered by Business Insurance Services. The coverage started about three weeks ago, but so far there was no acknowledgement received. Things went smoothly otherwise.

Database and Computer:

Henry looked at database and declares that it is not set up to bring it into Quickbooks. He is still working on it, and is looking into "Access." Changes need to be made; for example, TMK numbers are needed for properties instead of names.

Development of park:

Robert called Graham Ellis and told him to go ahead and use the park plan, although we now have to wait with the grant applications. It will be on hold until we get the 501(c) 4.

New Signs: Robert will check in with Garry Hoffeld again and will give the update at the next meeting.

Palm removal bid: Robert spoke to Elton Lum to see about putting the falling palm fronds in the pit at the ocean park. But since he charges the same price for that as for hauling them away (\$70), the board decided to have them put under the trees as before. Elton will not clean up huge piles that are currently there. It was discussed whether we should have a "park cleanup day."

Lot consolidation: Robert had met with the planning director deputy Roy ~~H~~akimoto and was told that they have no file on Seaview.

7 The Board discussed the matter of consolidating 7 lots of the pavilion park into one lot to save up to \$600 per year in taxes. Further discussed was that there might be zoning restrictions when it comes to putting up structures in this area of the park. It was decided that surveyors are needed.

AMENDED MOTION, made by Henry, seconded by Athena, "to investigate the cost of survey and legal ramifications of consolidation." **Motion carried unanimously.**

Newsletter: The board decided that the newsletter has to be sent out by the second week of January 2005. Athena will take on most of the work. Members of the board are asked to get articles for the newsletter to her by December, ~~and also to research for money~~
~~sources to cover the costs.~~

New Business

Holiday dinner:

MOTION, made by Henry, seconded by John, "to have a big dinner on Sunday, the 19th of December, as a service and thanks to the community." **Motion carried unanimously.** The board decided to spend \$300 on the dinner, which will be in the pavilion. Athena will be the social director for this event.

Proxy Votes: Discussion about the abuse of Proxy Votes for electing board members in the past.

Robert will call Robert Allen to get legal help on this issue.

Scribe: Susan is leaving for two months and passes the job of writing the minutes during this time over to Athena. *and Greybeard.*

Dogs: The board will write a letter to board member Shari Smith, stating its concern about her unleashed dogs on Seaview property. Complaints keep coming in.

Letter from Harry Kim: Harry Kim responded to Athena's letter about the Water Station, stating that her letter was received, and that this matter is currently in review.

AJOURN: 8:20 p.m.

Minutes submitted by Susan Mielke, Scribe