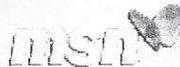


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To : rleilani@hotmail.com, smielke@flex.com
Subject : seaview minutes

KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION
R.R.#2, Box 4536, Pahoa, Hawaii 96778 (808)965-8777,
kseca2004@yahoo.com

MINUTES
Board of Directors Meeting
June 2004
MAY 31

This was the first meeting of the newly elected Board of Directors. Directors met at 6:00 p.m. in the Pavilion and the first part of that meeting was devoted to choosing among themselves the officers the Board Officers for 2004. Present at the meeting were: Grant Jones and Greybeard serving the second year of their elected terms; Robert Stearns, Henry Rapaport, John Vaughn, Mark Hinshaw and Susan Mielke, elected for two year terms at the April 2004 Annual General Meeting; and, Gary Poretsky, community member

The Board members voted and agreed among themselves that Board Directors would assume the following offices for the coming year: Robert Stearns, President (965-6277); Henry Rapaport, Vice President (443-1577); Grant Jones, Treasurer(965-5153); Susan Mielke, (937-7793) Scribe; John Vaughn, (965-0222) Clerk; Mark Henshaw, Director-At-Large, (965-7403) and, Greybeard, Caretaker, Pavilion Park (no phone).

The Board agreed to hire Athena Peanut, Office Specialist Consultant at the rate of \$10.00 per hour for up to 30 hours per month to do certain clerical duties as directed by the Board: generally collecting fees and "chasing down the money".

This preliminary meeting was finished by 6:30 p.m. and Athena Peanut and Garry Hoffeld joined the meeting to facilitate a seamless transition from old board to new.

The Board Directors agreed to formulate a plan of what they would like to see happen next and bring these ideas to the next meeting.

Old Business

The Transitional Memorandum (copy attached) prepared by Athena was read and the following jobs were assigned:

- 1. Grant Jones will follow up on the location of previous records and contact Laurie Lanahan, CPA, about the financial



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audit for 2002 and 2003:

2. Robert will look into affordable liability insurance.
3. The \$500 deductible owed by KSECA to Scottsdale Insurance for the balance of the settlement of the Hartman/Marx legal suit has been paid by Grant, Treasurer.
4. Meeting with Mike McCall, Hawaii County Tax Assessor to complete consolidation of the Pavilion Park will be completed by Athena.
5. John Vaughn, Clerk, will take over the job of picking up the mail and answering the phone.

Items 6 through 9 of the Transitional Memo were not discussed.

KSECA Policies

For newcomers to the Board of Directors, the following KSECA Policies were discussed:

1. KSECA's stated mission is to maintain the three communally-owned parks, pay park taxes, secure insurance, collect fees from members to be used in carrying out the aforementioned duties and to be used for park improvements and related activities.
2. The bathroom and pavilion are located on one lot.
3. The KSECA Bylaws prohibit hiring employees whereas contracting is permissible.
4. Inquiries are made by title companies to KSECA during escrow prior to transfer of KSECA lot ownership regarding maintenance fees payment status, transfer fees and any other fees charged by the Association. The inquiries have to be answered immediately if KSECA is to receive these funds.
5. The roads have been dedicated to the County and they mow the grass on the 5-foot right-of-way along the side of road.
6. Park maintenance fees have to stay voluntary because covenants lapsed 12/31/99 and no legal avenues were pursued to reinstate them.

Meeting was adjourned approximately 7:30 p.m. The next meeting will be held Wednesday, July 7th 6:00 p.m. at the pavilion.

Submitted by Susan Mielke, Scribe
Transcribed by Athena Peanut, Office Assistant Consultant

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