

**Kalapana Seaview Estates Community Association
RR 2 Box 4537, Pahoia, Hawaii 96778 (808) 965-2607**

BOARD MEETING MINUTES JULY 9 (final), 2012

1. CALL TO ORDER President Mike Richardson opens the meeting at 4:04 P.M. at 12-7040 Kaiwa Street Kalapana Seaview Estates, Pahoia, Hawaii. Present were board members Treasurer Mark Wyatt, Vice-president Richard Valdez, Scribe Linda Willaby, Clerk Uschi Snover, Director at Large Cynthia Dallou, and Director at Large Gina (Kyou) Gruber. Also present were 17 community members. Meeting is being recorded. The President asked for changes in the agenda and some agenda items were moved. Mike handed out a *petition* against four board members from the members of the community which had also been signed by himself and two other board members. The petition protested the Board's action to continue to pursue validation of 414D with Ekimoto.

At the suggestion of Mark Hinshaw, **Richard Valdez made the motion to ask a local attorney such as Steven Strauss or Ivan Van Leer what we need to do in order to come under HRS 421J with the "understanding" that this community wants to proceed under HRS 421J. and allow \$1000 for it. Kyou Gruber seconded.** Mark Wyatt added that we need to find out how to come under HRS 421J and if it is feasible for us. **Vote: All in favor except Cynthia Dallou who abstained. Motion passed.**

2. TREASURER'S REPORT Mark Wyatt gave the report. Total checks written were \$552.45. Total equity is \$63,416.26 plus \$10,200 in mailbox deposits. See attached balance sheet and check detail on the web site. The treasurer's report was accepted.

3. MINUTES June 11, 2012 minutes were sent to all board members in advance; the reading of the minutes at the meeting was dispensed with. **Richard Valdez moved that we accept the minutes as corrected. Linda Willaby seconded. Motion Passed Unanimously.**

4. PARK REPORT Mark Wyatt gave the park report. The future workdays were announced and are posted at the front bulletin board: August 19 and November 18, 2012 and February 17, 2013.

5. OLD BUSINESS

A. Contested Case Application Mike Flynn gave some information regarding contested case applications. Graham Ellis said the State gave a finding of no significant impact and they are proceeding with the land lease. August 15, SPACE will be submitting the amended special use application to the County and will be on the agenda for the planning commission in October. 30 days prior to the date with the planning commission, letters will go out to 130 people or so within 500 feet of BELLYACRES and people who wish to do so may file a contested case application. At the June Board meeting there was a motion and second to file a contested case application. **Mike Richardson moved to table this until we get more information. Richard Valdez seconded. Vote: All in favor. Motion Passed.**

B. AGM Minutes Linda Willaby moved to accept the AGM minutes as corrected. No second as Kyou Gruber has not read the AGM minutes. Cynthia Dallou brought up the subject of the final draft Ballot Voting for Issues bylaw changes. **Mike Richardson moved that we go through a standing bylaw committee to observe the bylaws to be changed before they are changed. He amended his motion to say that the bylaw committee has to present their report to the board of directors by December 1st to be able to publish in the newsletter. Vote: Motion Passed. Cynthia Dallou voted against.** People who will be on the bylaw committee will be decided at the next board meeting.

C. Duties of Board Directors Tabled until next board meeting.

D. Update on Association Office Kevin Horton had left the meeting. He was to have presented a cost estimate. Uschi Snover suggested using a metal container and she has located one for \$3400 which does not include delivery. Lorne Douglas brought up the fact that even a steel container requires a building permit and must be on a foundation and bolted to the foundation. Jack Hash brought up Article I Section 4 paragraph H. which says "*No significant material changes shall be made to the commonly owned KSECA parks without prior approval by a majority vote of MGS in residence at KSE at the time the proposal is put to a vote*". He said the office was voted on at the AGM with proxies by people who are not resident.

E. CERT Reception No presentation. Mike Richardson suggests that CERT should be voluntary and not under the board's direction so as to limit liability. A community member brought up that according to our insurance policy anything under the board's umbrella would put up a red flag.

6. NEW BUSINESS

A. Ballot Voting format presentation Cynthia Dallou had to leave early and did not present her sample ballot.

B. Internet for Kyou Gruber Richard Valdez volunteered a portable computer with wireless connection and stated that the Association has an extra printer that they can also loan her. The printer is currently with Mark Hinshaw.

C. Assault in Front Park The police report number must be incorrect because Uschi could not get a copy of the police report. This is not the Board's responsibility. The future policy should be call 911 for park assaults and vandalism. The Association is not the police.

D. Audit The first audit was done in 2006. Mark Wyatt makes the initial entry into the accounting software and Guy Shepard reconciles. We need to see about finding a CPA.

E. AGM Ballots Uschi suggests we table this discussion. Al Melton, the former clerk, was not at the meeting to speak about the topic.

F. Mediation We have until the next board meeting to respond. This concerns five homeowners and the board of directors. The cost will be split between the homeowners requesting mediation/facilitation and the Association.

G. Fire Ants Camilla Dulac had some information about fire ants. We will try to get it posted on the website.

7. ADJOURNMENT Richard Valdez moved to adjourn the meeting. Kyou Gruber seconded. **VOTE:**
Unanimous **YES** **Meeting adjourned at 6:15 pm.**