

# KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION

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## MINUTES ANNUAL GENERAL MEETING

April 30, 2006

Approximately 30 community members were gathered at the Seaview pavilion by 1 p.m. KSECA President Robert Stearns called the 2006 AGM to order at 1:30 p.m. The Board members introduced themselves to the community: Robert Stearns, President; Jim Ferguson, Vice President; Mark Hinshaw, Clerk; Uschi Snover, Treasurer; Greybeard, Scribe; and Dawn Burke, Director-at-Large. A few more residents joined us during the course of the meeting.

**2005 AGM Minutes** – Copies of the minutes were distributed and members voiced a verbal agreement not to read them aloud. Greybeard corrected an error on page 2, paragraph 3, because he could not have seconded the motion in absentia – that Robert seconded the motion. A typographical error was corrected. **MOTION, by ROBERT, “TO ACCEPT THE MINUTES AS CORRECTED.”**  
**MOTION CARRIED UNANIMOUSLY.**

President Robert acknowledged three community members, Athena, Greybeard and Garry Hoffeld, for their many years of devoted community service. Robert also acknowledged John Lazor, Henry Rapoport and Susanne Mielke for the work they contributed to the Board. They were directors elected last year who were not able to complete their full terms in office.

**2005 Treasurer’s Report** – The 2005 Treasurer’s Report printed in the 2006 Annual Newsletter was presented to the membership. Robert explained that the large number of Seaview real estate sales last year added a considerable amount of money to our treasury from transfer fees. This has enabled KSECA to meet all financial obligations for the year leaving an end-of-year checking account balance of \$6,614.63. Answers to members’ questions about the Report follows:

- Total cost of grading excavation in the front park, done by Jim Chow, was a little over \$6,000. Paid in full March 2006.
- The last three items on the Report represents total expenses (\$25,474.53) added to end of year checking account balance (\$6,614.63), savings account (\$5,000), and CD (\$5,000)
- Deposit of \$600 from Bank of Hawaii was payment to correct a deposit slip banking error made two months earlier.
- Generally, when the Board puts out a request for repair bids very few people respond. The Board only received two bids for the last mailbox structure repair. The structure was a hazard requiring immediate attention. The lowest bid was accepted from David Snover.
- The Data Entry expense of \$625 is for fees paid for membership data entry into new QuickBooks accounting system.

**MOTION from the floor, “TO ACCEPT THE TREASURER’S 2005 FINANCIAL STATEMENT.”**  
**MOTION CARRIED UNANIMOUSLY.**

### **Hele On Bus Service – County Director, Tom Brown**

The use of the free bus service, which began about three months ago, has exceeded all expectations, particularly from Seaview. The community applauded upon hearing that planning has already been begun to adjust schedules and to increase bus service by two more runs at the end of the year. In rural areas (all of Puna) bus drivers will stop to pick up passengers wherever flagged down.

Tom explained that the County reimbursement policy for material costs to construct bus shelters requires that architectural design must be one of the five County-approved designs. The Seaview bus stop design was not a County-approved design.

**The Performing Arts Center/Belly Acres Education Center – Graham Ellis.** Graham was the first KSECA president of the community association formed after the developer, Kalapana Seaview Ventures, went bankrupt in 1987. The present mailbox structure was built by the newly formed KSECA. Although Belly Acres is not a part of Seaview, it has a deeded right-of-way through our subdivision.

Belly Acres, having attained funding, is now building a 4,000 square foot educational center, The Performing Arts Center will be used for Hiccup Circus activities. Belly Acres already has scheduled workshops such as yoga, belly dancing, etc. They are hoping that the Center will attract other activities, besides the Circus, such as baby luau, weddings and other private functions. Public performances will be limited to Circus programs and the projected opening date is late Fall/Winter 2006. Phase Two, if funded, will include a certified kitchen.

Robert thanked Graham for his community participation and the \$1,400 grant he wrote for KSECA that paid for the chairs we are now sitting on. In appreciation, the KSECA Board of Directors, voted unanimously to donate \$500 to the Performing Arts Center matching grant fund.

**Permaculture in the Park – Becca Osborn, Chair**

Phase 1: Permaculture members presented a map created to show plans reclaiming the original community garden for edible landscape in the pavilion park. Plans were presented for expanding the existing plantings using permaculture techniques. Plans will be made for community workdays.

**Elections – KSECA Clerk**

Mark explained the Hawaii State proxy requirements. The Board chose again to use proxy choice #4, designating those proxies given to the Board as a whole, to be voted to reflect the community voting choices. Proxies will be kept by the Association for one year.

Mark then proceeded to pass out slips of paper with numbers, indicating proxies received, to those people assigned to vote by absentee members in good standing. Regular ballots were passed to all members in good standing. He then introduced Jim Ferguson to facilitate the voting process.

**Nominations** – The floor was opened for nominations to replace director seats held by Mark, Dawn and Robert whose have terms expired plus one unfilled seat due to resignation.

- Mark Hinshaw was nominated by Robert -- accepted
- Becca Osborn was nominated by Mark – accepted
- Jim Ferguson was nominated by Michael Ream – accepted
- Dawn Burke was nominated from the floor – accepted
- Henry Rapoport was nominated from the floor – accepted

Nominations were closed.

**Balloting Committee** – Kevin, Ernest and Justin agreed to be on the committee.

**Voting Results** – The assembly moved to the catered buffet while the votes were being counted.

Upon completion of the count by the Ballot Committee, Jim announced the results: Board members reelected for 2006 are Mark, Jim and Dawn; and, Becca newly elected. The assembly was thanked and the ballots were presented to the Clerk for safekeeping.

Robert welcomed the new Board. He strongly urged community members to attend the monthly board meetings, held at the pavilion, 6 p.m., on the first Wednesday of every month. He also invited members, who were unable to attend Board meetings, to submit written requests with signature and contact information so the Directors can get back to you about your request.

**OLD BUSINESS – Ten-Year Master Plan**

Becca recapped items on the volunteer sign-up sheet passed out: Permaculture Committee, Ten-Year Plan, volunteer fire brigade and suggestions for projects and committees. The Board suggested that a theme be chosen to describe the general direction of the ten-year plan. The first meeting for the committee was scheduled for the first Tuesday of every month at the pavilion, at 6:00 p.m.

A member asked what the Board was doing to prevent automobile vandalism (doughnuts) in the front park. Robert replied that board members are community volunteers and cannot be expected to fulfill policing duties. Constant vigilance, such as noting descriptions of vehicles observed *during* acts of vandalism and license tag numbers, cell phone photographs and reporting those acts of vandalism to the police, is the responsibility of *all* residents.

Another popular suggestion, which has never been implemented, is to plant palm trees and other plantings in those areas most subject to vandalism.

**Mail Boxes and Bus Stop** – Robert asked the assembly whether or not they wanted to build a structure designed to serve as bus stop and mail box shelter, on the cinder pad created when the large pond excavation was filled and graded. Or, did the assembly prefer to provide additional mailboxes in the lower quadrant of Kahikai Avenue, which will be the second vote proposed to the assembly.

There was much discussion, which culminated in a call for the vote after a member asked why we would consider building a “homeless shelter” on the most beautiful and valuable ocean viewing site in the East Hawaii. He also suggested some tree plantings for shade and picnic tables as the highest use of this community asset.

**STRAW VOTE by ROBERT, “All members who do not want a structure built on the cinder pad in the front park please indicate so by a show of hands.” THIRTY-SIX AYES WERE COUNTED. THE AYES HAVE IT.**

**MOTION by HENRY RAPOPORT, “To bind the Board to the [unanimous] decision of the membership vote NOT to construct a structure on the prepared cinder pad.”**

Discussion: A member offered the history of the original plan for the bus stop/mailbox structure that was designed by Garry Hoffeld when Tom Brown, Hawaii County Transportation Director said the County would probably approve any plan the Board submitted. The plans were submitted to the County. The decision was not forthcoming for more than a year. The Board voted to have the large excavation filled and a pad prepared for building the structure whenever Jim Chow could schedule the job.

The SCRIBE restated the **MOTION ON THE FLOOR: “To have the results of the previous straw vote to be binding on the Board and that no structure be built on that pad.” MOTION CARRIED BY ACCLAMATION.**

**Post Office Boxes in Seaview Ocean Park – Mark Hinshaw**

Answers were given by the Clerk following his discussion about post office boxes gleaned from conversations with Clara, the Postmistress:

- There could only be one bank of post office boxes for the entire subdivision.
- No home delivery available; old regulations have been revised and now Association must pay \$100 per box. P.O. boxes remaining sole property of Post Office.
- Association does not have the power to evict lot owners delinquent in maintenance dues from P.O. boxes.
- State Representative Helene Hale suggested lobbying County Council for leverage on home delivery

A member asked for post office regulations to be posted on the bulletin board. Robert said the Board would look further into the postal regulations and results would be posted on bulletin board..

**Bus Stop** – Robert asked if the community would like one of the generic bus stop shelters (county approved and materials provided) in front of the community? Discussion led to a plan to examine other site options and reviewing the five county-approved bus shelters at the next Tuesday’s planning meeting

A board member spoke favorably in support of a member’s idea. Having the bus shelter, serving public and school buses, post office boxes, community center, etc., located close to the pavilion and keiki playground to create a dynamic community service location all in one central location.

**Squatters** – Robert spoke of residents’ concerns about the illegal occupation of undeveloped Seaview lots. It was explained that the Association can only facilitate communications between residents and non-resident property owners because only the property owner of record can institute legal proceedings, eviction, etc.

The Board is considering obtaining a letter from an attorney stating the liability issues that property owners are accountable for regardless of prior knowledge of illegal occupation. This is a simple way to alert landowners of their legal responsibilities and possible liability risks.

**Coqui Eradication** –The Board announced that the majority of members returning the KSECA questionnaire mailed out with the Annual Newsletter are giving the Board permission for coqui eradication on their properties. Robert urged the new Board to apply for the county grant for coqui eradication equipment and interested members to come to the board meeting for more information.

**NEW BUSINESS – Imua Puna Makai, (IPM)**

Robert introduced a newly formed organization, Imua Puna Makai, organized by Richard Koob of Kalani Honua. IPM includes members from Kalani Honua, Puna Palisades, Kehena Beach Estates and Seaview to increase our influence upon county agencies. For example, the police will be more responsible to the Red Road community as a whole. Their Mission Statement is “IPM promotes group stewardship of the land, enhances the health and safety of the aina and kai of Puna, celebrates our native and diverse cultures and protects the health and safety of our communities.” The first general meeting at Kalani Honua will be on May 13, 10:30 a.m. The following Tuesday, the representatives meet. Robert and Mark are Seaview representatives on the Transportation Committee. Everyone is invited to both meetings.

**Future Park Project Suggestions** – A member put forward the idea of having a neighborhood garage sale. Lorraine West volunteered her phone number to anyone who was interested this project. Other project suggestions included a shuffleboard court, bocci green and Fourth of July picnic.

**Adjournment** – Meeting was adjourned at 4:30 p.m.  
Minutes submitted by Greybeard, Scribe, 1/20/07