

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

**BOARD MEETING MINUTES**  
**FINAL February 13, 2012**

1. **OPENING CIRCLE** - President Richard Valdez opens the meeting at 4:00 P.M. at 12-7040 Kaiwa Street Kalapana Seaview Estates, Pahoia, Hawaii. Present were board members Treasurer Mark Wyatt, Scribe Linda Willaby, Director at Large Kevin Horton, Clerk Al Melton, director at Large Cynthia Dallou, and Vice President Kyou Gruber. Also present were 16 community members. Meeting is being recorded. **Next meeting will be 4:00 on March 26, 2012.**
2. **MINUTES – January 11, 2012** minutes were read by board members. Al Melton moved that we accept the minutes. Mark Wyatt seconded. Motion to accept the minutes passed by unanimous vote.
3. **TREASURER’S REPORT**-Mark Wyatt gives the report. Total checks written were \$2,621.44. Total equity is \$37,158.19 plus \$10,200 in mailbox deposits. See attached balance sheet and check detail. The treasurer’s report was accepted.
4. **PAVILION REPORT**-Mark Wyatt gave the pavilion report. When our mailboxes were damaged Mark found out that we only had liability insurance. He obtained an insurance quote of \$1339.41 to insure structures including pavilion, mailbox, etc against fire, damage, theft, and hurricane. **Al Melton** moved to expend the money for additional insurance. **Kevin Horton** seconded. Kelly Finn asked about the cost benefit of getting additional insurance. This is the third time this has happened and the repair cost was about \$2800 this time. Kevin Sulgit suggested that we table discussion until the AGM. The agenda has already been set for the AGM, so this discussion would have to wait until the next year’s AGM. The **vote** was unanimous to expend the \$1339.41 for insurance of our structures. Athena Peanut made a Point of Order concerning members not being able to make motions at monthly Board Meetings. She does not agree with the attorney’s answer. She read from Robert’s Rules and said she would seek judicial review. **Richard Valdez** read the attorney’s answer regarding that topic and did not accept her point of order and reminded her that it was she who made the motion to hire an attorney. The association received a letter from **Public Works** telling us that our mailboxes are in the county right of way by 9 feet and will have to be moved. Mark Wyatt moved that we do not act on the County letter to move the mailboxes at this time, but rather wait for another letter from the County. Al Melton seconded. Linda Willaby called for a vote. **Vote:** Richard Valdez abstained, Al Melton voted No. All other board members voted for. **Motion passed.** The pavilion report was accepted.
5. **OLD BUSINESS** –  
**ANSWERS FROM THE ATTORNEY**-Mark Wyatt moved to post attorney questions on our website. Al Melton seconded. All in favor. Motion passed. Will be posted right away and also attached to the minutes of February.
6. **NEW BUSINESS:**
  - A. Brian Peterson, an inflight evac medic in Canada, offered to donate an **AED** ( Automatic External Defibrillator) to the Community. He also mentioned that one needs to know how to do CPR. Kevin Sulgit suggested **CERT** as a way to get CPR training. We need to decide on a place to house the AED. Mark Wyatt said if the Association office gets approved, that would be a good place for it. Helicopter landings for emergency evacuations and the idea to put in a flag or a windsock was discussed. Al Melton motioned to expend funds **to install a windsock with** a \$100 limit. Richard Valdez seconded. **Motion passed unanimously.**
  - B. Kevin Horton moved to expend not more than \$600 for soil for upper West park and he will lead the work party for that month (date to be determined)to fill in holes to make a large flat area. Al Melton seconded. **Motion passed unanimously.**
  - C. Al Melton moves to expend \$200 for bi-monthly weed whacking by David Hoffeld for upper park. Kevin Horton seconded. Mark Wyatt made a friendly amendment to make it quarterly or as needed. **VOTE:** unanimous **YES**
  - D. Kyou moved to move Board meetings back to pavilion and use the March 26 meeting as a test. Kevin Horton seconded. Richard Valdez had conversations with former presidents, Robert Sterns

and Dawn Burke, who said it never worked. We tried it before for 3 months and it was too difficult to maintain control. Acoustics were very bad. One time there was a birthday party going on at the same time as our meeting. Cynthia McKinley suggested sitting in a circle. People need to be civil and respectful of other people. Richard Valdez said that we can have a disruptive member thrown out of our park for trespassing due to the fact that we each own 1/933 interest in the parks. He has spoken to a District Attorney. **Vote:** Al Melton and Kevin Horton abstained. Linda Willaby, Mark Wyatt, Richard Valdez, Cynthia Dallou against. Kyou Gruber in favor.

**Motion failed.**

- E. Kyou moved that we have the next monthly Board meeting at SPACE. Al Melton seconded. Motion was withdrawn.
- F. Kyou moved that we sit in a circle at the next monthly Board meeting. Al Melton seconded. **Vote:** unanimous **YES**
- G. Kyou moved that the KSECA Board of Directors shall do all that is necessary to have a functioning second pavilion toilet. The installation will be completed no later than April 15, 2012. Al Melton seconded. **Vote:** passed unanimously. Budget was set at \$750. The workday will be tiling the second toilet. Kevin Horton and Kevin Sulgit will donate their time to do the work Sunday, March 4. This will not be a general work party.
- H. Kyou moved that the KSECA Board of Directors shall contract from an independent contractor for **daily** cleaning services and maintenance of all pavilion restrooms. Position shall also include the weekly maintenance and cleaning of the pavilion and free-box area. The **Rate of compensation:** \$100 per week. **Requirements:**
  - 1. Be a full time Seaview resident
  - 2. Demonstrate knowledge of the directed use of virucidal, bactericidal, fungicidal, and sporicidal cleaning products.
  - 3. Demonstrate knowledge of cleaning procedures for the maintenance of germ free environments. Example; Use of disposable gloves, no rags, disposable materials only, disinfection of floor.
  - 4. Access to a vehicle for the purpose of weekly trash removal. Weekly removal of trash: the increased level of service will result in a higher volume of trash at the pavilion.
  - 5. **Preferences:** Preference will be given to a KSECA member in good standing and past work experience in maintaining a germ free environment in a public setting. **Al Melton** seconded. **Discussion:** Mark Wyatt said almost \$5,000 is a lot of money. Richard Valdez said that Sara Andes is doing a decent job at \$100 per month. Currently the cleaning is weekly. It was decided to **table** further discussion until the AGM due to the significant increase in expense. Kyou and Al Melton agreed to table until the AGM.
- I. **Jackie Symonds** spoke of the need to clean up after your dog and use a leash.
- J. **Kelly Finn and Shanti** spoke about SPACE and their application for state land and the Environmental Assessment SPACE had written as being inadequate. Linda Willaby moved that we send a letter to the DLNR that states that the current board has not issued a letter of support for SPACE. Mark Wyatt seconded. **Vote:** Kevin Horton, Kyou Gruber abstained. Linda Willaby, Mark Wyatt, Richard Valdez, Cynthia Dallou for. Al Melton had left and did not vote. **Motion Passed.**
- K. **Sherry Smith wants to have a Renaissance Fair at the front park. She needs to get on the agenda for the next meeting.**

**7. ADJOURNMENT** – Kevin Horton moved to adjourn the meeting. Kyou Gruber seconded. VOTE: Unanimous **YES** **Meeting adjourned at 6:17 pm.**

Next meeting will be **Monday March 26 at 4:00 pm.** At Mark Wyatt's house, 12-7040 Kaiwa Street. **Minutes and calendar are also on our Website at [Kalapanaseaviewhawaii.org](http://Kalapanaseaviewhawaii.org)**