

KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION

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Minutes of the Board of Directors Meeting

November 13, 2007

Call to Order - President Dawn Burke calls meeting to order at 6:05 pm. Present were Board Members Mark Hinshaw, Clerk; Mark Wyatt, Treasurer; Sahara Lawrence, Scribe; Jim Ferguson, Greybeard. Also present were community members, Athena Peanut, Richard Valdez, Mitzzy Messick, and Lahi Vershuur.

Agenda - Dawn presented agenda and five items were added.

Minutes - Copies of the October meeting were reviewed and accepted unanimously by Board.

Pavilion Report - Greybeard reports that all things are fine.

Treasurers Report - KSEA has \$19,845.42 in cash. \$6,073.04 was paid for annual premium for our liability insurance. Mark Wyatt gives balances. Not too much income this month, just a couple land transfers. See Balance Sheet for details.

Mark Wyatt suggests that the job of Treasurer is very time consuming, and that we consider hiring an accountant or qualified bookkeeper to do the job. Guy Shepard charges \$50 per hour and feels he can do it in 2 hours a month. Mark Wyatt believes it will take much longer, esp. in the spring when the dues start to come in. He will do research for an accountant. Jim motions that we get bids on finding an accountant to do this job. Motion accepted.

Mark Hinshaw questions what to do about the accounts receivable, which amount to \$32,090. Should we go after the unpaid dues more aggressively by contracting and independent company do the collection, or continue as we have? In the past, the board decided to collect unpaid dues passively by waiting until the property title is transferred. At the time of transfer, all back dues must be paid to KSEA in order to title the land to the new owner. Mark Hinshaw also brought up the idea of sending certified letters to owners owing back fees, or have accountant/third party, send the letters. This may encourage the owners to become current with their dues.

Discussion about purchasing a laptop for use of the Board. It would centralize all data. Henry will pull the data out of our old computer and put it on disks.

By-Law Committee - Mark Hinshaw reports that the weekly meetings are going along smoothly. They feel they need a legal advice, and ask that we allocate funds for this. He asks for \$1500 to get the opinion of two attorneys. Dawn suggests that we settle for one attorney. Mark motions that we allocate \$750 for legal fees for by-law review. Motion accepted. Greybeard abstains.

Mark Hinshaw also suggests that we consider hiring an attorney on retainer so that we don't have to scramble when we need advice from legal counsel, or, as Athena suggests, we consider a paralegal. No motion made.

Old Business

A. Accountant Search - Guy Shepard will do the report for \$50 per hour. Henry is coming over to Mark H. to retrieve necessary info from KSEA old computer on 11/14/07.

B. Mail Boxes - Only a couple of boxes are available. There's space for one more set of boxes in the front. May have to make adjustment for space allotment of park bench on rear side if we need to add more boxes. Finishing work on concrete to happen this week. All new box

owners will have to use street address in lieu of RR 2, Box #.

C. Bus Stop - unintelligible on recording. Letter sent to Hawaii State Board of Education in June.

D. Speed Bumps - A letter, dated June 12, 2007, was sent to Councilwoman Emily regarding two speed bumps and a cross-walk by the upper park; and possibly two electronic speed signs. Engineers said they would get back to us regarding the availability of smart signs. We have not heard from them. Athena will call Councilwoman Emily and follow-up on letter.

E. Motions - Regarding July minute minutes. Sahara reviewed July meeting minutes and found no motions missing. She questioned change to minutes asking Kevin Surit to submit bill for services on mail box structure, since that was *not* discussed at the July meeting. Mark motions that we create a form for giving credit for Association work exchange. Motion carries.

F. Signs for Ocean Front Park - Paper signs were made but destroyed, defaced, and removed within 24 hours. Permanent signs are to be made and posted by the mailboxes, and at each end of the park. The primary reason for the signs is to inform people of the park policies, and to insure liability coverage with our insurance. Athena will lay out format for the sign. Dawn will talk to Gary Hoffeld about making the signs. We need to include "Private Park"; park hours; no fires, camping, alcohol, drugs; commercial ventures; and dogs must be on leash. Greybeard reminds us that Robert Sterns has at least four old signs that we can use until we get the new ones made and posted. Says he will contact Robert about signs. Athena requests size of signs, she will measure current signs and the new signs will be posted on the back of the current ones. Sahara questioned who will see them if they're on the back of our Seaview Kalapana signs. They will only be visible to the people sitting in the park, and only if they are located near them.

G. Kalani & the Ecstatic Dance Group - Dawn had a private meeting with Richard Coob of Kalani, and Graham Ellis of SPACE/Belly Acres regarding what is happening in the area and the use of the front park. Our major concern is the number of cars and lack of toilet facilities. Kalani representatives from Ecstatic Dance will be attending the next meeting wanting to use our park, commercial ventures, offering a porta-pottie on Sundays, work exchange for use, etc. Dawn feels that Kalani/Richard is being very cooperative

New Business -

A. Presentation by landscape designer, Mitzy Messick about design with crime prevention in mind. Her design concepts included identifying that the flat area next to the mail boxes as a *natural surveillance* point. Most all of the park is visible from this point.

Natural territorial reinforcement is use of the park by the residents. By using the park more, we let people know it's our park. Therefore, there's less room for other activities.

Next, she identified areas which have been used for defecation & urination, as well as blind spots. One option is cutting down the bushes of concern.

The major concern is *natural access control*, which can be controled by creating a boundry along the road access. This could be created w/ a line of rough aha lava, a stone wall, large boulders, or a burr of other plants. Design can lead the residents into the entry, which could be by the mailboxes.

She spoke about designating various areas for different uses, and using native plants where possible.

This can be done in stages, which will make the project more affordable.

"Take Back the Park" - At noon on December 9th, Mitzy will give presentation to residents in the park at a "pot luck". All residents are invited.

B. Rock Wall - Discussed within Mitzy's proposal. With easy access to the park, it

encourages crime benders. Perhaps we should put rocks or a wall or some barrier to keep people from coming into the park directly from the road. We could leave it open at the top by the mailboxes to allow cars to come in, but would discourage drive-by cars.

C. Posting monthly meeting minutes and next month's agenda, along w/ a comment area for residents on the web-site was motioned by Sahara and motion . Motion carried unanimously.

D. Cars for sale in park - Commercial venture. Not allowed

E. Front Park - see A., Mitzy's proposal.

F. Holiday Dinner - January 13, 2008. Vicky, the caterer will do our dinner again. We will meet her in Pahoia, since she comes from Hilo. Dawn suggested that we may use SPACE, which will create a larger sense of community.

G. Pahoia Christmas Parade - Motion to donate \$50 to their fund raising. Motion made to use \$200 to create float for parade. Motion accepted. Greybeard abstains.

Float will be created by Auntie Willie and she will use her truck for the float. Palm trees, twinkle lights, music by the aunties. We'll make a banner wishing everyone a happy holiday from Seaview and anyone can walk w/ their truck. Dawn will talk to the aunties about the float.

H. Newsletter - Need to have all the copy done in January. Letter from president and an article from each director by January meeting; census; volcano update; by-law revisions; photos.

Meeting adjourns at 8:46 p.m.