

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

**BOARD MEETING MINUTES**  
**March 26, 2012**

- 1. OPENING CIRCLE** - President Richard Valdez opens the meeting at 4:01 P.M. at 12-7040 Kaiwa Street Kalapana Seaview Estates, Paho, 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 8 community members. Meeting is being recorded.
- 2. MINUTES** – February 13, 2012 minutes were sent to all board members in advance; the reading of the minutes at the meeting was dispensed with. Al Melton moved that we accept the minutes as corrected. Linda Willaby seconded. Passed unanimously.  
**Kyou Gruber** moved that 12 copies of the minutes be provided at the front desk at meetings. Al seconded. **Vote: NO**-Linda Willaby, Cynthia Dallou, Mark Wyatt. **YES**-Al Melton, Richard Valdez, Kevin Horton, Kyou Gruber. **Motion passed**. Kyou moved that the previous month's minutes be read out loud. Al Melton seconded. **Vote NO**-Al Melton, Linda Willaby, Cynthia Dallou, Mark Wyatt, **YES**-Kyou Gruber, Richard Valdez. Kevin Horton abstained. **Motion failed**. Athena Peanut made a point of order concerning the Hawaii Statute that applies to the Association. Richard Valdez denied her point of order based on the attorney's answer which states that we do not fall under HRS 421J and that we cannot willingly continue to do something that we know is wrong.
- 3. TREASURER'S REPORT**-Mark Wyatt gives the report. Total checks written were \$4,223.21. Total equity is \$48,659.88 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. Second bathroom has been painted and tiled. Plumbing has been damaged and will have to be repaired. Freebox is a mess and the toilet is dirty. We need a lid on the trash area. Mark Wyatt moves that we hire someone to remove the trash for \$50 per month. Linda Willaby seconds. Kyou has a trash removal service, but a board member cannot get paid. Kyou will haul the trash for free right now. **Motion withdrawn**. Work date set for dirt project in upper park **May 20, 10:00** at the pavilion. Notice will be posted by Kevin Horton who will be in charge of workparty. Bring your own shovel and rakes. Kevin Sulgit said we need a light in the second bathroom.
- 5. OLD BUSINESS** – Cynthia McKinley brought up the subject of the 20-30 transients squatting in the gingerbread house. Mark Wyatt said that the bank needs to be contacted as they have foreclosed on that property and the bank should contact the police. Richard Valdez said that people should speak to John Williams who is the person responsible for the current situation. **Annual General Meeting**. Ushi Snover volunteered to pick up the sandwiches. Richard Valdez moved to spend no more than \$500 on sandwiches for the AGM. Al Melton seconded. **Passed unanimously**. Proxies are due the Thursday before the AGM. (April 12, 2012.) Proxy voting was discussed by Al Melton. Pat Rocco wanted to make clear that at the AGM any **new** motions that are made will go on the agenda for next year and can be voted on next year. There was some discussion concerning the fact that the Association no longer qualifies under HRS 421J for planned communities and now falls under HRS 414D for Non-Profit Corporations. This was in the answers from the attorney which is posted on the Association website. We need to **move forward** following the correct Hawaii statute 414D. Pat Rocco volunteered to make 20 copies of each of the bylaws and the attorney's answers to have available at the AGM.

**A. CERT**-Cynthia Dallou gave an update on CERT training and advanced first aid. She stressed that CPR training is necessary for use in conjunction with the AED

**B. AED** –Location of Automated External Defibrillator. Mark Hinshaw had offered to have the AED located at his house. Linda Willaby moved to expend \$125 to purchase a box to house the AED. Kyou Gruber seconded. **Motion passed unanimously**.

**C. Renaissance Fair** is a non issue and per Pat Rocco has been dropped.

## **6. NEW BUSINESS:**

**A. Labor Exchange-** Al Melton moved the following: The KSECA policy for labor exchange for annual dues shall be : Work parties organized for the purpose of meeting dues obligations will be scheduled **quarterly**. The labor exchange option is restricted to the member of record. The Clerk will provide work vouchers. Members are responsible for maintaining and submitting vouchers with their annual dues statement. The President will set the date and parameters for the work assignment. The Board member supervising the work party will be responsible for maintaining a sign-in roster. The clerk will retain the rosters for two years. The rate of labor exchange will be: 2 hours=\$50. Kevin Horton seconded. **VOTE:** passed unanimously. Mark Wyatt made a friendly amendment to take out member of record which was accepted.

### **B. Al Melton moved that the KSECA policy for entering into contracted labor shall be:**

Positions will be posted for **30 days** on the bulletin board and on the website. The president shall, with the advice and consent of the Board, select the contractor. All contracts are subject to annual review by the treasurer who will present to the Board the results of the review. Linda Willaby seconded. **Vote:** All in favor except Richard Valdez who abstained. **Motion passed**

**C.** Al Melton moved that the KSECA Board of Directors shall seek bids for the placement of landscape barriers which will serve to preclude parking cars in the pavilion park. Kevin Horton seconded. The use of boulders was discussed. A community member with heavy equipment is willing to do the work in a labor exchange. **Vote:** passed unanimously

**7. ADJOURNMENT** – Al Melton moved to adjourn the meeting. Mark Wyatt seconded.  
**VOTE:** Unanimous **YES**                    **Meeting adjourned at 5:35 pm.**

Kevin Sulgit thanked the board members for their good energy.

**Minutes, Attorney's answers, Bylaws, Newsletter, and calendar are also on our Website at [Kalapanaseaviewhawaii.org](http://Kalapanaseaviewhawaii.org)**