

Kalapana Seaview Estates Community Association
R.R. 2, Box 4537, Pahoia, HI 96778

**KSECA Board of Directors Meeting
Tuesday, July 12, 2016, 4:00 P.M. at the Pavilion**

DRAFT Minutes

1. Call to Order: 4:00 PM by John DuBois, Vice-President

Board of Directors Present: John DuBois, Kelly Finn, Phil Hartman, Jean Howell, and Archer.
Hazen Komraus arrived at 6PM. Absent: Jan Patenaude.

Members Present: Uschi Snover, Rose Jeranium, Patti Lightcap, Jack D. Hash, Ben Wariner,

A. Additions/Corrections to Agenda: Board best practices moved up on agenda.

B. Announcements: The pavilion has been scheduled for use on Aug 2nd from 4-7:30 PM.
Archer resigned as Treasurer but remains on the Board.

2. Treasurer's Report – Patti Lightcap, Contractor

Motion by Kelly, seconded by Jean to accept the May and June treasurer's reports as read.
Unanimous; John D. abstained; motion passed.

3. Minutes June BOD Meeting-

Kelly read the minutes. Phil made a motion to approve the draft June minutes, seconded by Jean.
Unanimous; motion passed. Uschi S. requested we post the Executive Session (from May)
minutes on the website. Jean will look into doing this.

4. Clerk's Report

A. Website

Contracts for webmaster are under review. Daniel is currently doing it and has submitted a bid in
response to our RFP.

B. Mailboxes

Currently there are no available boxes. A list of boxes with locks to be changed is being given to
the post office after conferring with them on their status. Uschi asked about getting a cluster of
new boxes for new people.

5. Resident Concerns

No reports.

6. Committee Reports

A. Permaculture Garden

July 29th is Scott Stone's next committee meeting in the pavilion.

B. Parks

Signs for the front park as voted on at last meeting should be made. Hazen is scheduled to produce the flyers regarding not parking in the park.

John made a motion, seconded by Kelly, to replace the plexiglass on the pavilion board. 2 ayes, rest nays; motion failed.

C. Mailbox Center

No committee chair present, no report. One resident asked about the bid process and if there had been bids submitted; we did not know the answer.

7. Old Business

A. Lawsuits

B. Albizia Eradication- BIISC and neighborhood volunteers treated 13 lots and killed over 2,000 albizia trees. This was on lots that owners had given permission.

Kelly made a motion to give Uschi work vouchers for her 3 lots for the many hours of volunteer service she has spent organizing albizia eradication workshops and monitoring the ovitraps in the park, seconded by Jean. 4 ayes, one abstention (John D.); motion passed. The next albizia workshop is Aug. 3rd, 9AM in the pavilion park.

C. 2014 Audit – Tabled

D. Legal Issues

John wants to go to a lawyer to ask about people with letters of authorization being legally on the board. The AGM had a motion to change the bylaws to make it clear that these members can serve on the board. Kelly working with lawyer to put together a countersuit to recoup expenses incurred by KSECA and individuals who were sued by Pat Rocco.

8. New Business

Kelly made a motion nominating Phil as Treasurer, seconded by Jean. 3 ayes, 2 abstentions (Archer and John); motion passed.

Jean nominated Archer as a Director-at-Large, seconded by Kelly. 3 ayes, 2 abstentions (Archer and John); motion passed.

A. Special Use Permit- Being considered; no decisions yet.

B. Contracts

1. Fire Ants- We discussed keeping KFA on board to continue treating parks. John made a motion, seconded by Hazen, to test parks for fire ants and then decide after this test. Unanimous, motion passed.

2. Pavilion park maintenance- John will follow up with a potential bidder; no decisions yet.

3. Palm Frond removal from front park- Bid(s) submitted for review; no decisions yet.

4. Pavilion bathroom cleaning- deferred.

5. Upper parks lawn care- deferred.

6. Bookkeeping-deferred.

7. Webmaster- Daniel bid for \$100/month. Kelly made a motion to contract with Daniel retroactively from May for webmaster duties as read. One nay (John D.); motion passed.

8. Treasurer duties- deferred.

C. Indemnification Insurance- Policy is up for renewal in September.

D. Board Best Practices

Jean discussed the workshop we attended and how to run a meeting without raising voices, as this is considered verbal abuse. Jean wants us to look into this topic and come to a consensus on how we are going to run our meetings in the future.

9. Announcement of Date of Next BOD Meeting

Next meeting was set for Tuesday August 9, 2016, 4PM in the pavilion. Meeting was adjourned at .

Minutes submitted by Kelly Finn.