

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

**KSECA Board of Directors Meeting**  
**Monday, March 13th, 2017, 4:00 P.M. at the Pavilion**

DRAFT MINUTES

1. Call to Order: At 4:07 PM by Hazen Komraus, President

Board members present: John D., Phil H., Jean H., Kelly F., Stone O., and Hazen K. Absent: Archer. Members present: Scott Stone, Rose Geranium

- A. Opening Statement
- B. Additions/Corrections to Agenda
- C. Announcements

2. Treasurer's Report

A. February Report- Phil read the report (see attached). There is now \$152,722 in arrears, however, new invoices just went out. Jean made a motion to accept the report as read, seconded by John. Unanimous; motion passed.

3. Minutes February BOD Meeting

Hazen read the minutes of last month's regular meeting and John read minutes from the reconvened meeting (John took minutes). Jean made a motion to accept the minutes, seconded by Hazen. Two abstentions (Kelly & Stone); motion passed.

4. Clerk's Report

- A. Filing Documents

Filing with DCCA is due on April 1<sup>st</sup>. Eight on the mailbox waiting list.

5. Resident Concerns

Music from the pavilion party on Sunday was reported to have been very loud and the event was not on the calendar and therefore no advance notice provided.

6. Board Business Reports

A. Permaculture Garden- Scott Stone announced the design plans are nearly complete. The citrus trees should be fertilized and pruned after they flower; Scott will put together a bid for this work. He announced two upcoming meetings to decide on the design for permaculture plantings on the park perimeter that will serve to block cars from driving in the pavilion park at night. The meetings are March 20 (to decide on plant list) and April 7 to get quotes for work to be done; both at 3PM in the pavilion.

- B. Parks

This past Sunday there were many cars parked in the front park and later the pavilion park. Rose Geranium reported there was a lot of food trash, candy wrappers, etc. left in the park. People heard the music in the very upper parts of Seaview. In addition, the front park was jammed with people, however, few were Seaview residents. Following fire ant treatment, KFA reported finding human feces, garbage and opened coconuts that can collect water in the vegetation in the

front park. By some accounts, it appears we are losing control of our parks. In the future we may want to cease the Sunday gatherings and barricade the park temporarily. This matter will be brought up at the AGM.

C. Mailbox Center – Jean read a report in response to the Board’s request to the Chair of the committee that they research placing the new mailbox structure in the unused upper park, that this was not part of their scope and therefore not done. We discussed requesting to Hele-On bus that the bus go up to the upper parks.

## 7. Old Business

A. Board Best Practices: Jean read information on parameters to adopt for board decorum, conduct, and meeting efficiency. Jean made a motion to adopt the board best practices that we developed on November 28, 2016, seconded by Phil. One nay (John D.); motion passed.

B. Contracts: The RFP will be issued and all contracts reviewed according to our bylaws.

C. Dues in Arrears and Budgetary Issues: No report

D. Legal Matters: No report

E. AGM – No facilitator has been found.

F. Formalize Pavilion reservation and sound policies – The policy will be posted on the website and a sign made. Violations procedure will be discussed at the AGM as the policy was an AGM vote.

G. Welcome Letter: John read the latest version. Kelly made a motion to accept the welcome letter as read, seconded by Phil. Two abstentions (Jean and Stone); motion passed.

H. Work Party: Work ideas include painting and trash pick up. Saturday, March 25 at 8:30AM a work party to pick up trash and palm fronds will occur in the front park.

## 8. New Business

A. Recording Procedures: Tabled

B. Seminar: Some discussion, Jean may attend and report back to us.

## 9. Announcement of Date of Next BOD Meeting

A motion to adjourn passed at 7:15 PM. The next meeting was set for Monday, April 10, 2017.