

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

**KSECA Board of Directors Meeting**  
**Thursday September 12, 2019, 4:00 P.M. at the Pavilion**

DRAFT MINUTES

1. Call to Order: At 4:02 PM by Daniel Levy, Vice President. Board members present: Daniel Levy, Steve Ocean, Kelly Finn, Ian Renaud-Kim, Leigh Owen; absent: Stone. Members present: Jeranium, Patrick Sullivan, sativa, Walter Jury, Camilla DuLac, John DuBois, Greg Montalvo, Dave Cuthbert, Ben Wismer, Patti Lightcap, Kevin Sulgit.

A. Additions/Corrections to Agenda: added 6.D. and moved 1.C. to 6.D.

B. Announcements: None

2. Treasurer's Report: Patti gave the report. KSECA has \$38,333 in checking, \$39,014 in savings, for a total of \$77,347. Dues in arrears is @ \$143,000.

3. Minutes August 27, 2019 BOD Meeting: Kelly read the minutes of the Aug. 27, 2019, meeting. A few corrections were made. Leigh made a motion to accept the Aug. 27, 2019 minutes, as corrected, seconded by Steve. Unanimous; motion passed.

4. Clerk's Report: Leigh reported she has keys to the new locks to post notices. She asked about picking up the mail as this is the clerk's job. Currently Patti is doing this as the old clerk, Jean Howell refuses to turn over the key. We will have the USPO change the lock for a \$50 fee.

5. Board Reports

A. Community Committee: No report.

1. Ballot Subcommittee: John DuBois gave a report and said they have a committee so far made up of Rod Macklin, Diana Angell, Steve Ocean, Camilla DuLac, Syntha Lorenz, and Ben Wariner. The committee is still open for interested members; no date yet for the next meeting.

B. Parks : Someone was weedwacking the pavilion park on a volunteer basis. Dave asked that in the future the person plan to contact Dave regarding work in the park.

C. Mailbox Center: Kevin Sulgit reported the inspection was completed so work may continue. John D. asked about the running total expenses for the project so far and we will try to provide this at the next month's meeting. Kevin reported the inspector will be on site Friday, Sept.20 at 10:00 AM to approve pouring of the columns. Kevin needs to rent equipment at \$53/day. Those helping should be on site by 9:00 AM and bring gloves and water.

D. Website: No report.

6. Old Business

- A. Contracts: We are getting copies of all current contracts to review.
- B. Audit and Budgetary Issues: Ian will research CPAs who can do our audit. Kelly made a motion to pay for our indemnification insurance policy, seconded by Leigh. Unanimous; motion passed.
- C. Legal Matters
  - 1. Collections Reconciliation: Steve made a motion to contact all members who were sent a letter by Association Services regarding dues explaining that the contract is no longer in place and that they should contact KSECA directly with any payments or questions, seconded by Ian with wording to be approved in Executive Session. Unanimous; motion passed. We will also post this information.
- D. Bylaw Review: John DuBois presented the board with a statement requesting the board to rescind the motion to vote on the restated bylaws at the 2020 annual general meeting (AGM). The statement is attached. John D. also presented a request for information related to the Bylaw Review Committee (BRC).
- E. Return of KSECA Property: Discussed in Executive Session.

7. New Business

- A. A. Work-Trade Process: The community committee is working on a process to be considered by the board. Patti suggests a board member must be at any work party to give out receipts.

7. Resident Concerns: None

8. Announcement of Date of Next BOD Meeting: The board went into Executive Session and adjourned at 6:08 PM. Next board meeting will be Thursday, October 10, 2019 at 4:00 PM.