
KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION

ANNUAL NEWSLETTER 2018

SAVE THE DATE

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Annual General Meeting

**Sunday,
April 29th 2018
1:00 PM**

**Seaview Upper
Park Pavilion
(Mapuana Ave.
& Nahokulele St.)**

*See included agenda
& proxy sheet for
more details*



President's Report

by Hazen Komraus

Aloha! It's been a very busy year in Kalapana Seaview Estates. We are up to about 50% build out of the subdivision and that means more new neighbors. I appreciate everyone's tolerance of the construction. All this growth means new issues: more traffic, noise, pets, pedestrians, and park usage. It can be frustrating, but we all understand what a dream it is to live here.

KSE has seen many improvements over the past year, with many more under way. Our Mailbox Center is finally moving along, which will alleviate the crunch on new residents needing boxes. A lot of hard work from some wonderful volunteers is making that project happen. Volunteers are also helping in the beautification of the Pavilion Park. They are constantly cleaning up litter, sweeping, and keeping our free box from overflowing into the streets!

We have had a few improvements to internet service over the past year with many providers offerings more and faster service. There is also a lot of solar going in—you've got to love that! Hopefully prices will continue to drop as HELCO rates

2017 SALES STATISTICS

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- Lot sales were up by 7, for a total of 32
- Lot prices ranged from \$18,000-\$70,000 with an Average of \$27,959 and Median of \$25,500
- 10 homes were sold for between \$51,000 and \$420,00 with an Average of \$178,510 and Median of \$151,100

Continued on page 2



CONNECTING WITH KSECA

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Subscribe to Email Updates

- Visit kseca.org
- Scroll down to the “What’s Going On” section
- Enter your email
- Click the link in your confirmation email

Pay Your Dues Online

- Go to kseca.org/pay
- Click “Pay Online” at the top of the page
- Fill out your information
- Pay securely using any major credit card or PayPal (3% charge added)

Get In Touch

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kseca.org

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board@kseca.org

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Services Information:
webmaster@kseca.org

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4537 Pahoehoe, HI 96778
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Presidents report continued from page 1

continue to climb. The off-grid lifestyle helps insure us during natural disasters when neighbors with solar can provide refrigeration and telecom services.

The bottom half of Mapuana Avenue was recently repaved and we have a new bus stop. We now have one of the nicest roads in Puna! Fire ants were found in the parks and are being well handled. Gates were put in the Pavilion Park to discourage dumping, after hours loitering, and people driving in the park after dark. The Pavilion Park has also been improved with irrigation, landscaping, and more plantings.

The front park of Seaview Lawn has seen another year of alarming usage by the greater community. Some Sundays have had well over a hundred cars parked on the lawn, aiding in the destruction and erosion of the grass. Creative solutions for mitigating this damage are welcome. We have explored the idea of a security guard, but it is cost prohibitive. This usage will become increasingly problematic as more residents move in and feel displaced in their own park. Due to half of all lot owners being delinquent with their annual dues, we are not in a place financially to create a physical barrier around the park at this time. I regret to say it, but I think in the next 5-10 years the only option will be to eliminate parking in the front park or we will see it destroyed. I hope that the Association can start to plan for this inevitability. I think that a low lava rock wall placed at the County road setback will be our best option. It would need one gate and lots of smaller openings for strollers, people, and bikes. This would allow for easy park maintenance and mean that people could still park cars along the border. Also, it would not affect the view and would make a nice bench all around the park for people to sit. Keeping vehicles off the lawn would also eliminate a lot of liability issues. This project would be very expensive, and very permanent. I will continue to bring this up as our front park is a truly magical and important part of our community.

As always please visit kseca.org for Association news and info and feel free to come to monthly Board Meetings and/or contact us at board@kseca.org Thank you to fellow Board Members, our whole cadre of community volunteers and stewards, and to all of you for making Seaview a wonderful place to call home.



About KSECA

by Linda Willaby

All Seaview property owners are automatically members of the Kalapana Seaview Estates Community Association (KSECA). Each property owner is a deeded co-owner of the three parks in Seaview. This co-ownership bears collective responsibility. KSECA is the organization by which we carry out this collective responsibility and this requires ongoing monies to do so. Therefore, each owner is responsible for the annual \$50 fee per lot.

Some of the things your annual fees pay for include:

- Real estate taxes on the three parks
- Insurance on all parkland protecting owners and users
- Park maintenance
- Cleaning of toilets and free box area at pavilion park
- Improvements on park properties
- Equipment and supplies necessary to operate KSECA
- Yearly tax returns and a financial audit by a CPA every two years
- Newsletter printing and mailing costs
- Mailbox structure and purchase of additional mailboxes

Clerk's Report

by Jean Howell

There are no boxes available at this time and many are looking forward to the new mailbox centers' construction and completion. The slow process of obtaining the building permit from the County has created a significant shortage of available mailboxes. If you are an owner who lives in Seaview, would like a box and your name is not on the waiting list, please email: board@kseca.org attn: clerk. Provide your TMK, physical address and contact information. A \$100 non-refundable box fee and a \$50 refundable key deposit apply.

On even years, four Board seats are up for reelection. This year, those seats are occupied by Jean Howell, Stone O'Daugherty, Kelly Finn and Richard Valdez.

Reminder! Please send in your completed proxies if you are unable to attend the AGM. You will receive one proxy for each lot owned. Each will need to be submitted. Incomplete proxies or those received after the deadline are invalid. For a proxy to be a valid vote, **one form for each TMK** must be completed and delivered to the KSECA Clerk no later than **Thursday, April 26th by 4:30pm.**

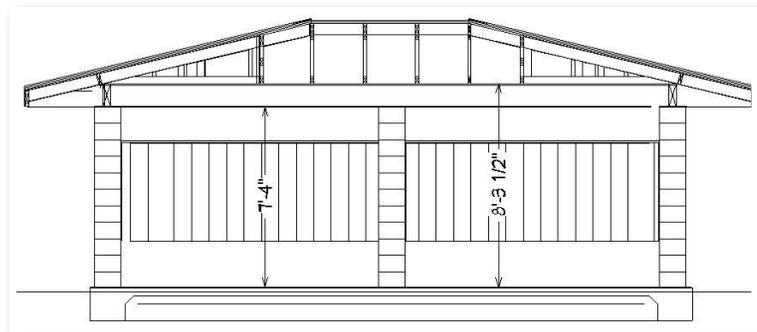
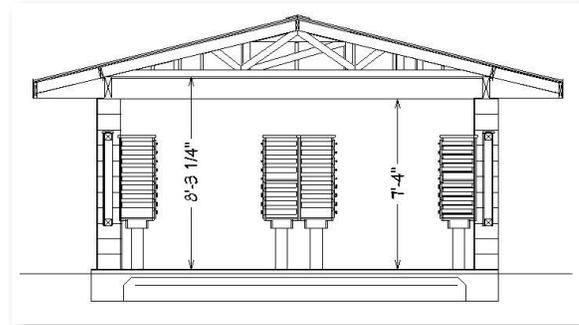
Ballots must be **MAILED** to the Clerk at: 12-7017 Kalihikai St, Box 4537 Pahoah, HI 96778

Mailbox Committee Report

by Bob Kirk

Since the AGM in 2017 the mailbox project has been moving along, albeit very slowly. For those 25 or so residents who are now waiting patiently for a mailbox to be available to them, I empathize with the long wait. Since April 2017, the issue of whether the front lot was a single consolidated TMK or several was finally resolved, the engineer's stamp was obtained for the plans, and the building plans were submitted in person along with the permit application.

As of this writing, the Special Management Area application has been approved by the Planning Department and the plans have been submitted for review for a building permit. The new bus stop location was coordinated with the County engineer to allow for access to our new mailbox center when it is constructed. We will soon be requesting bids from contractors, reviewing them, and making a recommendation to the Board. Our mailbox committee is determined to follow through on our plan to build the structure we agreed to build at the 2016 AGM to supply covered enough mailboxes to satisfy Seaview's needs well into the future. Believe me, we never thought it would take this long either!



Resident Concerns

The Board has received numerous complaints from many of Seaview's residents about the regular Sunday gathering in our front park. Principle among these concerns are the following;

- Size of the group
- Vendors
- Evidence of urinating and defecating on the lawn and across the street
- Activities that involve tying off to trees
- Increased numbers of cars on the lawn
- Increased dogs off leash
- Chance that other individuals and groups will want similar events

These observations then beg the questions;

- Who oversees this gathering?
- How can events continue in a manner that is safe, sanitary, and free of owners' liability?
- What kind of "contract" can the Board create with this group?
- Is this increased activity okay with Seaview members?
- Does the Board operate with legal advice in this regard?

All this suggests a much greater liability, an increasing burden of oversight, and a heavier responsibility for the waste left behind. During this AGM, we would like to have a conversation about how to settle these issues with reasonable and sensible choices.

Notice of Intent to Run: Richard Valdez

Aloha, my name is Richard Valdez. My partner Mark and I have lived in Seaview for 12 years now. In the past, I served 4 years as chair of the KSECA's Board of directors. I recently filled a vacant Board position that expires this AGM. With your help, I once again would like to serve the community.



It is my intention to run for the Board at this April's AGM. I humbly ask for the community's support. Should I be elected, I will bring my experience in hopes of helping the Board incorporate a part of KSECA's history in making well informed progressive decisions. Please consider attending and voting for me at the 2018 AGM or have your proxy holders do so.

Notice of Intent to Run: Jean Howell

I'm a retired Special Education Teacher who has been a resident of Seaview for 4 ½ years. Shortly after becoming a homeowner, I served on the Mailbox Membership Committee, was asked to fill a vacant seat on the Board and was elected to a two-year term at the 2016 AGM. It has been my honor and privilege to serve this wonderful community as the Board Clerk. I am running for re-election and looking forward to continue serving my community if elected. Thank you for your consideration.

Notice of Intent to Run: Stone O'Daugherty

Nearly a decade ago, I moved to the Big Island from Tuscon, Arizona. I have been a member of the Seaview community for over 6 years and have served on the Board for 1.5 years. Making thoughtful decisions based on reason and evidence are important to me. I hope to continue to serve our growing neighborhood. Thank you for your consideration and support.

Proposed Bylaw Amendments

Article II, Sec. 2, B: Voting Rights

(1) Correct proxy voting requirements as follows:

From: A MGS may authorize one other person to vote that MGS ballot in person at the AGM meeting by submitting to the KSECA Clerk a notarized document prior to the meeting provided the notarized document contains ALL of the following:

1. Owner of Record's printed name, and signature and contact information.
2. Tax Map Key (FMK) number of KSE parcel and date instrument was drawn.
3. Name of designated agent and contact information
4. Length of time and purpose for which the authorization is given.

To: The Association will provide official proxy forms to the membership in accordance with HRS § 421J-4.

Rationale: Requiring notarization on proxy forms presents an unnecessary obstacle to participation in our community decision making process. Changing the language to reflect the requirement of HRS § 421J-4 simplifies the proxy form and complies with a vote taken at the 2017 AGM. Also, "meeting" in the current text after "AGM" is redundant.

(3) Add (C) to Article II, Section 1 as follows:

ARTICLE II

Membership and Voting Rights

C. MGS authorized agent(s)--A MGS may authorize one other person to represent their interests including their right to vote and serve as a Director by submitting to the KSECA Clerk a notarized document that contains ALL of the following:

1. Owner of Record's printed name, and signature and contact information.
2. Tax Map Key (TMK) number of KSE parcel verified by the County of Hawaii Real Property Tax Office records.
3. Name of designated agent and contact information.
4. Length of time and purpose for which the authorization is given.

C. The owner of record shall retain all rights to cancel the aforementioned authorization at any time by written notification to the KSECA Clerk.

Rationale: To clarify the two types of eligible voters introduced in Article II, Section 1.

The following bylaw amendments were proposed and adopted at the 2017 AGM. However, they were published in the 2017 newsletter without the required rationale and have also been changed slightly. They will be readdressed at the 2018 AGM.

Article 1, Section 3: Definitions

(1) Change definition of Director:

From: Director: Means a member of the KSECA Board of Directors.

To: Director: Means a member of the KSECA Board of Directors whose eligibility is defined by being a Member (any owner of record of one or more parcels of land in Kalapana Seaview Estates (KSE) or any person so designated by a revocable, written and notarized authorization).

Rationale: To clear up who is eligible to be a Board member which complies with a motion passed at the 2016 AGM.

Article II, Section 2 A: Regular Monthly Board Meetings

(2) Change MGS to member as follows

From: A. The Board of Directors Meeting shall be held monthly on a day and time that is most convenient for the members of the Board, and notice of such meetings shall be posted at least five (5) days before the date of the meeting. KSECA residents are encouraged to attend and participate in regular monthly board meetings to provide input on the matters being discussed. MGS who are not on the board of directors may participate in any deliberation or discussion, except during executive sessions, unless a majority of a quorum of the board of directors votes otherwise.

To: A. The Board of Directors Meeting shall be held monthly on a day and time that is most convenient for the members of the Board, and notice of such meetings shall be posted at least five (5) days before the date of the meeting. KSECA residents are encouraged to attend and participate in regular monthly board meetings to provide input on the matters being discussed. Members who are not on the board of directors may participate in any deliberation or discussion, except during executive sessions, unless a majority of a quorum of the board of directors votes otherwise.

Rationale: So a member who is not all paid up in their dues may still participate in regular monthly Board meetings.

(3) Change definition of Contractor:

Article I, Section 3: Definitions

From: Contractor: Means each person or entity that has been selected by the Board to provide materials or services of any kind.

To: Contractor: Means each person, member or entity that has been selected by the Board to provide materials or services of any kind.

Rationale: To include language allowing members of KSECA to bid for and be selected as contractors. Members are not excluded from the definition of Contractor because payments of expenses of KSECA are not within the scope of the prohibition of disbursements to members necessary to comply with nonprofit corporation requirements and KSECA Articles of Incorporation.

Financial Statement

by Alex Enderle

BALANCE SHEET 12/31/2017

ASSETS

Current Assets	
Bank Accounts	
5447054 Bank of Hawaii	\$42,110.22
ING Savings/Capital One	\$48,717.49
Total Bank Accounts	\$90,827.71
Accounts Receivable	
1110 Accounts receivable	\$275.00
Total Accounts Receivable	\$275.00
Other Current Assets	
1299 Undeposited Funds	\$0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$91,102.71
Fixed Assets	
1670 New Mailbox Structure	\$1,750.00
Total Fixed Assets	\$1,750.00
Other Assets	
1080 Certificate of Deposit	\$0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$92,852.71

LIABILITIES AND EQUITY

Liabilities	
Current Liabilities	
Accounts Payable	\$0.00
2010 Accounts Payable	\$0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	
Long-Term Liabilities	
4005 Mailbox Deposits	\$17,900.00
Total Long-Term Liabilities	\$17,900.00
Total Liabilities	\$17,900.00
Equity	
3001 Opening Bal Equity	\$-6,366.51
3010 Unrestrict (retained earnings)	\$82,709.38
Net Income	\$-1,390.16
Total Equity	\$74,952.71
TOTAL LIABILITIES AND EQUITY	\$92,852.71

PROFIT & LOSS STATEMENT

Income

4 Contributed support	
4010 Indiv/business contribution	\$-826.99
Total 4 Contributed support	\$-826.99
4001 Park Maintenance Fees	\$200.00
4002 Earned Interest	\$97.96
4004 Transfer Fees	\$7,894.00
4007 Late Fee	\$1,837.60
4009 MAIL BOX FEE	\$100.00
5 Earned revenues	
5210 Membership dues	\$35,141.00
5310 Interest-savings/short-term inv	\$144.81
Total 5 Earned revenues	\$35,285.81
Services	\$4,767.40
Unapplied Cash Payment Income	\$-350.10
Total Income	\$49,005.68
GROSS PROFIT	\$49,005.68
Expenses	
8001 Telephone	\$263.7
8002 8002 PayPal Fees	\$5.32
8006 Taxes	\$339.90
8009 Office Supplies	\$759.61

8010 Annual Newsletter	\$617.92
8011 Postage	\$22.47
8013 Annual General Meeting-Food	\$465.52
8017 Pavilion Supplies	\$156.61
8018 Accounting Services	\$3,280.00
8021 Holiday Dinner	\$262.24
8023 Website	\$1,980.82
8024 Quickbooks Software Support	\$374.40
8030 Park Improvements	\$412.00
8033 PARK MAINTENANCE	\$2,307.14
8034 Contract Labor	\$30,326.89
Total 8033 PARK MAINTENANCE	\$32,634.03
8100 Non-personnel expenses	
8110 Supplies	\$430.75
8140 Postage, shipping, delivery	\$426.09
Total 8100 Non-personnel expenses	\$856.84
8104 Insurance	\$7,442.60
8500 Misc expenses	\$100.00
8590 Other expenses	\$171.83
Total 8500 Misc expenses	\$271.83
Annual General Meeting expenses	\$250.00
TOTAL EXPENSES	\$50,395.84

NET OPERATING INCOME	\$ -1,390.16
NET INCOME	\$ -1,390.16

The amount of outstanding dues owed,
as of 12/31/17 is: \$109,011.22

Dark Sky Movement Celebrates the Stars

by Greg Ward

The next time you go out on a moonless, cloud-free night, take a moment to count the stars. Chances are, if you do this in central Honolulu you'll be able to see 20 stars or less. If you do it on Kauai or Maui, you will be able to see 200 stars. Only if you live far from city lights, such as on Hawai'i Island, will you be able to see the sky in its' full glory. 2,000 or more stars are visible to the naked eye.

Thanks to the diligence of Seaview neighbors we can also see the naked natural sky at night. On almost any night, we can easily navigate our streets lit by only starlight and the moon, but it takes effort and awareness to keep it that way. The next time you go for a nighttime walk, try putting away your flashlight and just take in the night sky. Perhaps take a moment to lie on the ground and just look up and see how many stars you can count – bet you will be amazed!

As you walk around, be aware of the glare from an unshielded yard or porch light. It potentially makes it harder to navigate or see the stars. So save some energy and help protect our natural dark sky environment by turning outdoor lights off at night.



Photo by Phil Payson

In Memoriam: Athena Peanut

Athena Peanut flew away from the Earth this past year. She was a wife, mother, grandmother, friend, activist, fighter for justice, spiritual being, volunteer for causes and a neighbor. Athena and her husband Jim McRae have been Seaview residents since before the neighborhood had electricity... although those who knew and worked with Athena would say she had her own inner electricity.

She spent much of her time fighting for causes she believed in on a practical and spiritual level. Athena was formerly part of the Seaview Board of Direc-



tors and when she wasn't on the Board she was known for stirring the pot at Board meetings, all with good intentions! Much aloha to you Athena!

In Memoriam: Ernest Jackson

This past year Seaview lost one of its brightest lights. On August 24th Ernest James Jackson was killed while riding his motorcycle in Pahoia.

Ernest came to the Big Island in 2003 and almost immediately began to shape the place that would become his home, Kalapana Seaview. Over the next 14 years he became well known for his smile, his laugh, his hugs, and his love for people. He was known for this perhaps even more than for the 20 or so homes he constructed in our neighborhood. Every new home he built was an opportunity for new friends and Ernest grabbed this opportunity with all his being.

He is survived by his wife Jenn, his sons Jamar and Tristan, and his daughter Amora.

He was a husband, a father, a son, a builder, and friend, and he is missed.