

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

**KSECA Board of Directors Meeting  
Tuesday August 27, 2019, 4:00 P.M. at the Pavilion**

DRAFT MINUTES

1. Call to Order: At 4:01 PM by Stone O'Daugherty, President. Board members present: Kelly Finn, Leigh Owen, Steve Ocean, Daniel Levy. Missing: Ian Renaud-Kim. Members present: Syntha Lorenz, John DuBois, Lisa LaGrange, Jeranium, Hammer, Patrice Sullivan, Camilla DuLac, David Snover, Jared Angell, B. Sherman, and Michael Becker.
  - A. Additions/Corrections to Agenda: Added 7A and 7B
  - B. Announcements
  - C. Return of KSECA Property: Jean Howell still refuses to surrender KSECA property claiming the board is not "legal". Discussion ensued including the suggestion that mediation is an option. Members felt the burden was on the resigned directors to prove the current board is not legal.
2. Treasurer's Report: Tabled
3. Minutes July & August, 2019 BOD Meetings: July minutes were tabled. August 8, 2019 meeting minutes were read by Daniel. Several changes were suggested. Daniel made a motion to approve the Aug. 8, 2019, minutes, as amended, seconded by Stone. Unanimous; motion passed. Stone read the August 20, 2019 meeting minutes. Stone made a motion to approve the August 20, 2019 minutes, as amended, seconded by Steve. Unanimous; motion passed.
4. Clerk's Report: Leigh Owen introduced herself as the new clerk. She has not been given the clerk material or any training from the prior clerk, Jean Howell; she is trying to come up to speed on her duties. Daniel made a motion to cut off and replace the locks on the posting boards, storage room, and mailbox; seconded by Leigh. Unanimous; passed. Kelly will talk to postmaster about changing mailbox lock. Jeranium reported she gave Jean copies of all pavilion locks.
5. Board Reports
  - A. Community Committee: Syntha Lorenz, Committee Chair, reported 2 or 3 community meeting have been held so far. There is a pot luck planned for the upcoming Thursday; bring your own plate.
    1. Ballot Subcommittee: This sub-committee is a work in progress with the formation of the committee not yet complete. John D. volunteered to be on it. Steve agreed to be the board liaison. Next meeting is September 5, 2019, 4:00 PM.
  - B. Parks: Dave Hoffeld will be building a new swing set. Jeranium reported the free box door was taken and that someone put rocks in the toilet. Dave fixed both issues.

- C. Mailbox Center: Stone reported the columns are up but construction cannot continue until the County completed its inspection. The next step of construction will require at least 5 people, for those who are interested in helping.
- D. Website: No report.

## 6. Old Business

- A. Contracts: Contract review has not been done yet.
- B. Audit and Budgetary Issues: No report.
- C. Legal Matters
  - 1. Collections Reconciliation: The board is trying to get Association services to reconcile the account and turn over KSECA funds to KSECA. Kelly made a motion to draft a letter and send it to Mike Garbarino clarifying the board's position regarding an end of our working relationship, and requesting an invoice with his fees and an accounting of KSECA dues collected and remittance of KSECA monies owed, seconded by Daniel. Unanimous; motion passed.
  - D. Work-Trade Process: This is a work in progress. Stone proposed 3 hours work for \$50 and \$25/hr for skilled labor. We need a clear policy for a pay-it-forward fund.

## 7. New Business

- A. Meeting with County Reps: Joy San Buenaventura and Matt Kleinfelder proposed to meet with our community. We are working on a date for this to happen.
- B. Volunteer Fire Dept.: Brief discussion but no action. This has been looked into in the past when Kalani was going to house the department.

8. Resident Concerns: Camilla requests proposed bylaw changes for the AGM be better explained and that the bylaws be made simple to read and understand.

9. Announcement of Date of Next BOD Meeting: Next meeting was set for September 19, 2019, but has since been changed to September 12, 2019, 4:00 PM at the pavilion. Daniel motioned to adjourn, seconded by Leigh. Motion passed.

Minutes submitted by Kelly Finn.