

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

KSECA Board of Directors Meeting
Thursday December 12, 2019, 4:00PM at the Pavilion

DRAFT MINUTES

1. Call to order 4:02 by Stone. Board members present: Stone O'Daugherty, Daniel Levy, Ian Renaud-Kim, and Steve Burns.
 - a. Additions/Corrections to Agenda: Add 'New Board Members' as Section 2
2. New Board Members
 - a. Daniel Nominated Syntha Lorenz as a new board member; Seconded by Ian; Unanimous; Motion Passed
 - b. Steve Nominated Carol "Linda" Craig as a new board member; Seconded by Daniel; Unanimous; Motion Passed
3. Treasurer's Report: Coco Dave has an error that will be corrected. Past Dues are \$144,844.71; Checks: \$8602.37; Balances: \$96,134.83; Deposits: \$2,178.81
4. Minutes: Stone Read November Minutes; Daniel motioned to accept the minutes as corrected; Linda Seconded; Unanimous; Motion Passes
5. Clerks Report: Nothing to report
 - a. Rod MacKalone requested his original mailbox deposit, which was never refunded, be used for a new box. He will work with Ian.
6. Board Reports
 - a. Community Committee
 - i. The board agrees that Syntha can approve amplified music events
 - ii. Ballot Committee
 1. John Dubois discussed electronic ballot voting; Steve mentioned <https://democracy.space> as an option; they can mail and tally our ballots. They will have a price estimate for us by the end of the month. Stone mentioned having Nanewale community tally votes. Syntha noted that ballots need to be out by the deadline, March 21.
 - iii. We are seeking Newsletter Submission by Jan 19 Deadline and seeking board nominations for the next AGM.
 - iv. John addressed the issue that we have not received payment from collection agent. The board agrees that, if members are able to verify that they paid, their membership shall be considered in 'good standing'
 - v. The question as to whether we are allowed to have proxy voting will be addressed with our lawyer. John brought up the 2012 AGM vote to change from proxies to ballots with no more proxies.
 - b. Parks

- i. Steve mentioned rotten ohia in pavilion; we request this be referred to the community committee
 - c. Mailbox Center: It is almost done. Needs ridge cap and work traders to caulk and paint. **A work trade party was scheduled for Jan 4 from 10-2.**
 - d. Website: No report
- 7. Old Business
 - a. Contracts: Daniel motioned to accept Ben Wismer's contract for \$100/month to clean the palm fronds in the parks. Seconded by Stone; Unanimous
 - b. Audit: Audit was completed and posted to the website; upon suggestion from our CPA, Daniel made a motion to hire her to clean up our quickbooks with a budget of up to \$600. Stone seconded; Unanimous.
 - c. Legal Matters: We are being sued. Stone will go to court & report back
 - d. Bylaw Review Inquiry: Under legal guidance, we are not required and will not have the previously proposed bylaws in the agenda as they were never approved by a previous board.
 - e. Work Trade: Proposal: "Work traders must work 3 hours to trade for 1 year's dues. If the worker is doing, what the board considers 'Skilled Labor,' only 2 hours are required for a year's dues, in trade. Workers are required to sign a liability waiver and a board member is to give them a signed receipt upon work's completion. Members can give excess work hour credits to other members or to a 'scholarship fund' which can be distributed to members in need, upon approval of the board." ; Daniel motioned to replace 6A in Board rules with proposal; Linda Seconded; Unanimous; motion passed.
- 8. New Business: No new Business
- 9. Resident Concerns: Diana Angel suggested music Monday give a donation. She does not like the alcohol presence; Linda said she will let people know that alcohol is not permitted in the parks. David Hoffield said he'd clean the park rules sign. David will look into the cost of replacing the plexiglass at the pavillion as well.
- 10. Announcement of Next Board Meeting: Jan 9, 2020 at 4pm in the Pavilion.
- 11. Board moves to Executive Session:
 - a. Stone nominated Syntha Lorenz as Scribe; Daniel Seconded; unanimous
 - b. Stone nominated Carol "Linda" Craig as Clerk; Daniel Seconded; unanimous
- 12. Meeting adjourned 6:15pm