

Kalapana Seaview Estates Community Association  
12-7017 Kalihikai #4537, Pahoa, HI 96778-7842

Board of Directors' Meeting  
Monday, October 9th, 2023 at 4pm

**Draft Minutes**

1. Welcome and Call to Order: Meeting called to order at 4:05pm by Robert Stearns. In attendance were Board Members Laurie Laughlin, Robert Stearns, Adam Sativas, Ursula (Uschi) Snover, Kevin Sulgit, Ronaldo Newton via phone, and Gary joined the meeting via phone at 5:09pm. Community members Jack Hash, Lillie Reams, and John DuBois were also in attendance.
  - Seaview entrance signs: Lillie Ream gave a presentation on her estimates for the new Seaview signs. She said that the price for the materials for the new signs is estimated at \$1500 due to needing very weather-resistant materials and the need to pour new posts. Her time would push up the cost to \$3500 and she would need an estimated 4 months to complete it. Robert suggested looking into an aluminum sign using a new technique for making these signs using Lillie's design.
2. Additions and Corrections to the Agenda: Uschi added Bathroom Reopening Considerations to the agenda.
3. Announcements: None
4. Minutes from September Meeting: Adam moved in favor of not reading the minutes. Laurie seconded. All voted in favor. Uschi wanted to add that to the September Minutes that Joe Sprinkel and Shawn Meggela also wanted the community to know that they believe there are people dealing drugs around the Free Box and that there are people hanging around in trucks that don't live here. Adam moved to accept the Minutes as amended. Kevin seconded. All voted in favor.
5. Treasurer's Report: Laurie Laughlin said that as of September 30th, 2023 the total assets in our bank account is: \$45,588.65. The financial statements will be posted with the minutes on our website.
6. Board Reports:
  - a. Taxes and Audit
  - b. Dues in Arrears letters: Uschi motioned to reimburse Robert \$376.84 for the dues in arrears letters supplies. Kevin seconded. All voted in favor.
  - c. Bylaw Review Committee: John brought forward 2 Bylaw Amendments suggested by the Bylaw Review Committee to be added to the 2024 Newsletter.

- Gary made a motion to accept the amendment to Article 3, Section 2, E. Adam seconded. All voted in favor except Uschi who voted No.
- Uschi rescinded her proposed correction for a change in wording in Article XXI.
- Adam made a motion to accept the amendment to Article I, Section 3. Uschi Seconded. All voted in favor.
- Uschi moved to accept the amendment to Article XII, Section 3, D. Adam Seconded. All voted in favor.
- Robert moved to accept the amendment to Article XII, Section 2. Ronaldo Seconded. All voted in favor.
- Adam moved to accept the Amendment to XII, Section 2, B. Laurie Seconded. All in favor.

d. Front Park:

-Security Patrol: Laurie asked if we were going to hire Security. Robert mentioned that a few weeks ago he emailed Officer Scanlan regarding the need for support around the vendors returning to the lawn on Sundays. Officer Scanlan gave a contact at the Health Department and Robert emailed that person and asked for support ticketing the food vendors. Laurie said that a number of Vendors are not food related and that the Health Department would be of no help with that. Jack asked if there was some law that was being broken whether that was a food license or a business license. Kevin said that he thought there were about 16 vendors, three quarters of which were food vendors. Jack said that considering all of this, that we needed to hire a good security company. Jack said that maybe we need a perimeter such as boulders or plantings that would keep parking and vendors. Kevin said that the fact we don't have insurance for this illegal event makes all of the Seaview owners liable. John said that the lawn area around the drum circle and dancing is killing the lawn and that other vendors are starting to vendor if they can sell there as well. Uschi suggested getting "No Trespassing" signs. Laurie asked if we can hire a security company for one month. Adam said he would reach out to Aloha Security to see what that might cost. Uschi said we needed to be sure that we define exactly what the security guards would be regulating. Robert said that in the past he had contacted a company staffed by off duty police officers and that we should reach out to them as well. Kevin said that there are currently two security companies and he thinks the cost would be high and that the off duty cops would be more affordable and effective. John said that hiring security is a contract position and that the Board could hold an executive session to evaluate the security guard situation and make decisions weekly. Jack wonders that if we hire security does that appear that we approve of the event. Jack said that he hopes that we can talk to the drummers and participants and that the best parts of the drum circle can remain. John asked if the off duty security wore a police uniform. Kevin said that they wear a uniform with no badge. Kevin made a motion to secure security guards at the Sunday weekly event, Laurie seconded, all voted in favor. Ronaldo asked about the option of putting boulders along the perimeter and Robert answered that it would be of great cost and would require a vote at the AGM. Jack asked if we could just plant along the border.

-New Park signs: Robert said that originally there would be 8 hung up on the trees, 2 hung up on the Mail Center, and 2 in the Pavilion Park. Only 6 got hung.

e. Pavilion Park

- Maintenance Swings/Playground, Ohia posts: Robert said that Scott finished up re-coating the monkey bars. Laurie said that Scott asked if he should replace the wooden ladder. Robert said we should give Scott one task at a time. Adam said that he thought that the steps were a safety priority. Robert said that he will email Scott to add that task. Laurie said she would ask Kevin Horton for an estimate on replacing the Ohia posts.

- Bathroom Reopening Consideration: Robert said that he would get 2 or 3 quotes for putting in a legal bathroom to present at the AGM.

- Illegal Campers Update: Robert said he has confronted a few people with tents at the front park, but that he hasn't seen any too recently. Adam reported that Kevin Torres has been issued a Criminal Trespassing order and that if he is in the park any Seaview owner can call the Police and report that he is violating the order.

7. Old Business: None

8. New Business:

a. Update Board Rules: Tabled until the next meeting.

9. Adjourn/Recess: Uschi motioned to recess to an Executive session if necessary to discuss the Security Guard detail for the Front Park. Adam seconded. All voted in favor except Ronaldo and Laurie who were no longer at the meeting. Meeting adjourned at 5:57pm.

- The next KSECA Board of Directors' meeting will be on November 13th at 4pm at the Pavillion Park

Minutes submitted by Adam Sativas