

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

**KSECA Board of Directors Meeting**  
**Monday, December 11th, 2017, 4:00 P.M. at the Pavilion**

FINAL MINUTES

1. Call to Order: At 4:10PM by Hazen. Board members present: Hazen Komraus, Jean Howell, Aex Enderle, stone O'Daugherty, Sean McCrory, Kelly Finn (arrived 4:20). Members present: John DuBois, Faith O'Neill, Jack D. Hash, Reinhard Waltz, Uschi Snover, Ben Wariner.
  - A. Opening Statement: Read by Jean
  - B. Additions/Corrections to Agenda: Added Item G: AGM
  - C. Announcements
2. Treasurer's Report
  - A. The November Report was read by Alex. A motion was made by Jean, seconded by Hazen, to accept the Treasurer's Report as read. Unanimous; motion passed.
3. Minutes November BOD Meeting: Read by Hazen and a few minor corrections were made. A motion was made by Alex, seconded by Hazen, to accept the November minutes, as corrected. One abstention (Stone); motion passed.
4. Clerk's Report: Jean reported that 22 names are on the mailbox waiting list. Jean suggested buying an additional mailbox cluster when the order goes in (for the new mailbox center). Jack Hash suggested building an additional mailbox center in the front park in the meantime. Kelly suggested putting a motion in the newsletter for the 2018 AGM regarding the option of putting our new mailbox center in our upper park (across from the pavilion park) which is currently largely unused.
5. Resident Concerns: John DuBois contended again that the August and September minutes are not accurate and are "fake". Faith O'Neill continues to assert that the Board is "illegal". The Board disagreed and did not change the minutes.
6. Board Business Reports
  - A. Pavilion Park Permaculture/Perimeter Project: Scott Stone not present but it was reported that he has 3 trees left to plant.
  - B. Parks
    1. Vendors in Park: Tabled
    2. Helipad grass: Tabled
    3. Freebox: Jack Hash volunteered to help with cleaning it out and took some large items to the transfer station at the end of the meeting (thank you Jack). Jeranium agreed that approximately ¼ of her cleaning time is spent on the freebox. The gates into the pavilion park were broken, however, there are plans to repair them. Jean noted that since the gates have been staying closed because of being broken that there is noticeably less traffic in the

park. Ben asked about the pavilion reservation policy in terms of how many days in advance and asked for the Board to be consistent in notification about meetings.

C. Mailbox Center: No report

D. Website: No report

E. Holiday Meal: Linda Craig kindly volunteered to coordinate the KSECA holiday meal/potluck to be held January 1<sup>st</sup> at the pavilion park. She needs volunteers from the neighborhood to help with cooking a turkey and with set up and post-party clean up. Anyone willing to help can email the Board at board@kseca.org.

## 7. Old Business

A. Contracts: No report

B. Dues in Arrears, Audit, and Budgetary Issues: The audit is under contract.

C. Legal Matters, 421J, and Attorney: Ben asked about Ekimoto not taking on KSECA as a client.

D. Bylaw Review Committee, Ballot Voting: John DuBois reported on what he considered a BRC meeting that occurred Sunday, December 3<sup>rd</sup>. He contends the “meeting” began at 4:15, however, several people showed up at 4:00PM, the advertised start time, only to be greeted with a party event that was using the pavilion (which was scheduled to end at 3:00PM) and overstayed their reservation. It was obvious that the pavilion was not going to be a suitable place to hold the meeting at this time so most who showed up for the meeting left. Alex made a motion to disband the BRC and put it up to the membership at the AGM, seconded by Jean. The vote was 4 ayes, 2 abstentions (Kelly, Hazen); motion passed.

Discussion ensued about what the 2017 AGM motion was regarding the BRC. The motion did not include mention of the BRC. The motion was to investigate pros and cons of getting 421(J) certification and if necessary consult with a lawyer and report on this at next year’s AGM.

Richard Valdez said that in 2012, the AGM voted to allow members authorized by letters of authorization (per our bylaws) to be on the Board. The question is whether this complies with H.R.S. 421(J). (However, this topic was not included in the 2012 AGM minutes).

E. Newsletter: Jean asked about prior year’s AGM’s use of colored paper for proxies and we agreed to do so again this year. Linda W. asked to include the Dark Sky Policy in the newsletter. We discussed the use of a facilitator at this year’s AGM. The one used last year cost \$1200, however all agreed that she did an excellent job. Uschi recommended hiring her again. Jean will get a quote for this year. Alex made a motion to allocate up to \$1200 to hire a facilitator for this year’s AGM with Jean the point of contact, seconded by Jean. Three ayes, 3 abstentions (Sean, Alex, Hazen); motion failed.

9. Announcement of Date of Next BOD Meeting: Meeting adjourned at 5:51 PM. Next meeting will be January 11, 2018; 4 PM at the pavilion.

# Kalapana Seaview Estates Community Association Balance Sheet

As of November 30, 2017

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
5447054 Bank of Hawaii	43,246.74
ING Savings/Capital One	48,668.48
<b>Total Bank Accounts</b>	<b>\$91,915.22</b>
<b>Accounts Receivable</b>	
1110 Accounts receivable	275.00
<b>Total Accounts Receivable</b>	<b>\$275.00</b>
<b>Other Current Assets</b>	
1299 Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$92,190.22</b>
<b>Fixed Assets</b>	
1670 New Mailbox Structure	1,750.00
<b>Total Fixed Assets</b>	<b>\$1,750.00</b>
<b>Other Assets</b>	
1080 Certificate of Deposit	0.00
<b>Total Other Assets</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$93,940.22</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 Accounts payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Long-Term Liabilities</b>	
4005 Mailbox Deposits	17,900.00
<b>Total Long-Term Liabilities</b>	<b>\$17,900.00</b>
<b>Total Liabilities</b>	<b>\$17,900.00</b>
<b>Equity</b>	
3001 Opening Bal Equity	-6,366.51
3010 Unrestrict (retained earnings)	82,709.38
Net Income	-302.65
<b>Total Equity</b>	<b>\$76,040.22</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$93,940.22</b>

# Kalapana Seaview Estates Community Association

## Check Detail

November 2017

Date	Transaction Type	Num	Name	Memo/Description	Clr	Amount
<b>5447054 Bank of Hawaii</b>						
11/02/2017	Check	paypal	Daniel Levy	This is a duplicate payment that Daniel returned through paypal. Posted in October		-100.00
				Website maintenance for November		100.00
11/03/2017	Check	2056	DJ Howell			-73.16
				Reimbursement for supplies, Pavilion Park		73.16
11/05/2017	Check	2057	David Hoffeld			-600.00
				October, 2017: Mow & weed whack upper parks		600.00
11/05/2017	Check	2058	PATTI LIGHTCAP			-261.02
				Accounting/Bookkeeping, September, 2017,		140.00
				Reimbursement for Hawaiian Telcom payment		23.70
				Office supplies		97.32
11/11/2017	Check	2059	Scott Stone	Permaculture Project; Pavilion Park		-250.00
				Permaculture Project; Pavilion Park		250.00
11/13/2017	Check	2060	Scott Stone	Permaculture Project; Pavilion Park		-446.64
				Permaculture Project; Pavilion Park		446.64
11/15/2017	Check	2061	Director of Finance			-339.90
				property taxes parks 039-025, 038-135, 034-009		339.90
11/15/2017	Check	2062	Business Insurance Services			-4,103.00
				Officers Liability Policy		4,103.00
11/17/2017	Check	2063	PARADISE PROPERTY			-550.00
				Front park care, October 2017		550.00
11/18/2017	Check	2064	ROSE JERANIUM			-530.00
				Cleaning, trash removal, and supplies for the pavilion park, for October 2017		530.00

Friday, Dec 29, 2017 09:03:13 AM PST GMT-10

# Kalapana Seaview Estates Community Association

## Deposit Detail

November 2017

Date	Transaction Type	Num	Member	Vendor	Memo/Description	Clr	Amount
<b>5447054 Bank of Hawaii</b>							
11/11/2017	Deposit						1,280.00
		1056	040-078				-50.00
		1274	036-028				-200.00
		350	040-085				-105.00
		2419	039-003				-50.00
		2419	039-002				-50.00
		501019434	040-065				-525.00
		501019429	040-065				-150.00
		123264188	041-010				-150.00
11/22/2017	Deposit						455.00
		2569	040-121				-105.00
		570122248	039-103				-150.00
		123264951	035-094				-50.00
		123264950	035-094				-150.00

Friday, Dec 29, 2017 09:03:48 AM PST GMT-10