

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

KSECA Board of Directors Meeting
Tuesday, Jan 5, 2016, 5:00 P.M. at the Pavilion

FINAL MINUTES

1. Call to Order: 4:37PM by Hazen Komraus, President.

Board of Directors Present: Hazen Komraus, Daniel Levy, Tyler Sprague, Kelly Finn.

Members Present: Patti Lightcap, John DuBois, Jean Howell, Sharna Eberlein, Missy Tissot, Rose Jeranium.

Motion: by Daniel, 2nd by Kelly to nominate Jean Howell to the Board of Directors.

Vote: Unanimous - Motion Carries

A. Additions/Corrections to Agenda: Move 6D to top of agenda.

B. Announcements: Daniel Levy will be out of the country in March and April. He will be able to continue to do the web updates and posting.

2. Treasurer's Report:

As of December 31, 2015

Bank of Hawaii checking balance \$24,202.04

ING Savings balance \$47,896.58

Total Balance of \$72,098.62

Checks spent for December total \$3720.73. Deposits made in December total \$2933.00.
See attached for details.

3. November Minutes: November minutes were read and corrected [at the end of the agenda].

Motion: by Daniel, 2nd by Kelly to approve November minutes and Exec. Session minutes as corrected.

Vote: Unanimous - Motion Carries

4. Clerk's Report - Kelly Finn, Clerk

A. Website - Daniel Levy had no news to report.

B. Mailboxes - Kelly Finn reported that there are around five empty boxes and that most of the 48 letters sent out requesting name and address information from unknown boxholders have not responded, however, about six have provided their street address and one handed in their keys.

5. Resident Concerns- None reported.

6. Committee Reports

A. Permaculture Garden- Daniel Levy made a motion to extend the RFP by one month; seconded by Hazen. Unanimous; motion passed.

B. Parks – We discussed the many jobs that need to be done and the occasional lack of availability of our usual maintenance guys so we decided to post a notice looking

for available back-up maintenance people. We will talk to Dave about fixing the second bathroom and putting up a chain to try and keep cars out of the pavilion park.

C. Neighborhood Watch/Food Bank- No report.

D. Mailbox Center Membership: Sharna & Missy presented an article from the mailbox committee for the annual newsletter. Proposal will be presented to the Board in a timely matter for the Board to make a motion to have the Committee's motion in the 2016 newsletter.

7. Old Business

A. Lawsuits –Kelly Finn reported that on Dec. 28, 2015, our lawyer, Peter Steinberg appeared before Judge Freitas in the 12 cases Pat Rocco filed against KSECA members. The Judge took up each case one at a time, and after Mr. Rocco's testimony, he ruled on the Motions to Dismiss that were filed. The Judge ruled in favor of the Motions, based upon the Statute of Limitations and the absence of specific allegations of injury and all of the dismissals were without prejudice.

Before the hearing on the Motions, Mr. Steinberg appeared (specially) for the return date of the lawsuits that Mr. Rocco filed on November 27, 2015. Before Christmas, he was told by the Court clerk that Judge Freitas had dismissed all of these suits because they were duplicates of what was filed earlier, but it turned out that there was one case which wasn't dismissed, because Judge Freitas didn't realize that it was duplicative. This was the lawsuit that Mr. Rocco filed against Kelly Finn. However, there was no proof of service on file, so Judge Freitas set a further return date for February 22, 2016 at 8:30 a.m. Upon review, the reason Judge Freitas didn't notice the duplication is because the first case was dismissed without prejudice back in September, so it wasn't an open case, however, Steinberg will file the same Motion to Dismiss as he did in the other cases.

Kelly made a motion to pay our lawyer, Peter Steinberg, monies owed for his services in the Rocco lawsuits, in the amount of \$967.50. Seconded by Daniel. Unanimous; motion passed.

B. 2014 Audit: Tabled, Patti left.

C. Community Albizia Control: No report

D. RFPs

1. Fire Ant (use of non-organic pesticide): Tyler will contact KFA about treating the pavilion and front parks.

E. Letters to Members in Arrears: These letters have so far resulted in \$6,240 in dues owed being remitted to KSECA. Hazen will contact Vicky K. to ask if Gary had any letters not yet completed.

8. New Business

A. AGM: Daniel will write a motion for the AGM to change the bylaw restricting tree removal from our parks.

B. Newsletter: Articles must be submitted to Daniel before Feb 9th. Daniel is writing an article about NextDoor, the website and being able to pay dues on-line.

9. Announcement of Date of Next BOD Meeting: Tuesday, February 9, 2016; 4PM.
The 2nd Tuesday instead of the first to accommodate Board members scheduling conflicts.

10. Adjournment: Kelly made a motion to adjourn, seconded by Daniel, at 6:26PM.
Unanimous; motion passed.

Minutes submitted by Kelly Finn

Kalapana Seaview Estates Community Association

Deposit Detail

December 2015

Date	Transaction Type	Num	Client	Vendor	Memo/Description	Clr	Amount
5447054 Bank of Hawaii							
12/17/2015	Payment	53s37314tt189315f	041-065				560.00
			041-065				-560.00
12/22/2015	Deposit						2,320.00
		271110	037-101				-50.00
		1179	037-077				-40.00
		101009760	039-090				-500.00
		101009760	039-090				-100.00
		631129317	037-052				-55.00
		631129317	037-052				-100.00
		1813	035-093				-105.00
		319	038-130				-560.00
		57098448	040-034				-510.00
		57098448	040-034				-100.00
		123235715	035-005				-100.00
		123235069	038-109				-100.00
12/29/2015	Payment	4pu916539h002522n	034-069				53.00
			034-069				-53.00

Monday, Feb 08, 2016 11:32:32 AM PST GMT-10

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Check Detail

December 2015

Date	Transaction Type	Num	Name	Memo/Description	Clr	Amount
5447054 Bank of Hawaii						
12/03/2015	Check	1850	Peter Steinberg			-827.50
				Pat Rocco law suit in small claims against 13 residents		827.50
12/03/2015	Check	1851	Kelly Finn			-60.00
				Mailbox mailings		24.50
				envelopes, Paper & printer ink		35.50
12/03/2015	Check	1852	Avery Rogers			-100.00
				Mailbox deposit #4619		-100.00
12/04/2015	Check	1853	Damon Brunelle			-225.00
				repair, restore and new bulletin board		225.00
12/06/2015	Check	1854	Giovanni Cardone			-937.44
				New Seaview signs		900.00
				GE tax		37.44
12/06/2015	Check	1855	David Hoffeld			-600.00
				Nov mow & weed whack upper parks		600.00
12/10/2015	Check	1856	PATTI LIGHTCAP			-195.00
				Nov 2015 Services		195.00
12/12/2015	Check	1857	Tyler Sprague			-25.79
				reimburse for dinner		25.79
12/24/2015	Check	1858	Guy Shepard			-150.00
				printing member statements - partial pay		150.00

12/27/2015	Check	1859	David Hoffeld		-600.00
				Dec. mow & weed whack upper parks	600.00

Monday, Feb 08, 2016 11:33:43 AM PST GMT-10

Kalapana Seaview Estates Community Association Balance Sheet

As of February 8, 2016

	Total
ASSETS	
Current Assets	
Bank Accounts	
1050 Barter (deleted)	0.00
1090 Savings Account (deleted)	0.00
5447054 Bank of Hawaii	32,244.86
82577 First Hawaiian Bank Checking (deleted)	0.00
First Hawaiian C/D (deleted)	0.00
ING Savings/Capital One	47,896.58
Total Bank Accounts	\$80,141.44
Accounts Receivable	
1110 Accounts receivable	225.00
Total Accounts Receivable	\$225.00
Other current assets	
1299 Undeposited Funds	0.00
Total Other current assets	\$0.00
Total Current Assets	\$80,366.44
Other Assets	
1080 Certificate of Deposit	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$80,366.44
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 Accounts payable	0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	\$0.00
Long-Term Liabilities	
4005 Mailbox Deposits	16,950.00
Total Long-Term Liabilities	\$16,950.00
Total Liabilities	\$16,950.00
Equity	
3001 Opening Bal Equity	-6,367.29
3010 Unrestrict (retained earnings)	61,990.91
Net Income	7,792.82
Total Equity	\$63,416.44
TOTAL LIABILITIES AND EQUITY	\$80,366.44

