

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

**KSECA Board of Directors Meeting
Monday, February 13th, 2016, 4:00 P.M. at the Pavilion**

DRAFT MINUTES

1. Call to Order: At 4:06 PM by Hazen Komraus, President

Board members present: John D., Phil H., Jean H., Kelly F., Archer, and Hazen K.

Members present: Kevin Sulgit, Eufloria, Dave Hoffeld, David Ream

- A. Opening Statement
- B. Additions/Corrections to Agenda
- C. Announcements

2. Treasurer's Report

- A. January Report- Tabled

3. Minutes January BOD Meeting

The minutes of last month's meeting were read and a few corrections made. Jean made a motion to accept the minutes, as corrected, seconded by Phil. Unanimous; motion passed.

4. Clerk's Report

- A. Filing Documents

No news to report other than no available mailboxes at present.

5. Resident Concerns

Eufloria commented on an issue of squatters camping on an undeveloped lot with no facilities. We gave recommendations and will talk to involved parties.

6. Board Business Reports

- A. Permaculture Garden: No report

- B. Parks

Kelly brought up reports of people taking water from the spigot of the pavilion park catchment tank which is non-potable water. John D. made a motion to remove the spigot, seconded by Kelly. 2 ayes, 4 nays (Hazen, Jean, Phil, archer); motion failed.

- 1. Horsemats for playground - Dave H. is going to pick up the mats for the playground
 - 2. Fire Ants – KFA has not tested our parks for fire ants for a few months so we will have them come out in March to test.

C. Mailbox Center – Bob Kirk is working on getting County permits. John made a motion to ask the Mailbox Committee to explore the possibility with the County of putting the new mailbox center in the upper (empty) park, seconded by Hazen. Unanimous; motion passed.

Kelly is contacting the USPO to procure agreement for delivery to the upper park.

- D. Social Chair

Archer reported the November potluck had 25 people and the walk to the sea had 15 people. This Saturday, Feb. 18th, is the chocolate glow party in the pavilion. Archer has received \$100 in donations for future social events. Future events will be held the Saturday before the regular Board meeting. Next event is March 11, a bike ride, meet at top of Seaview at Kamoamoa.

7. Old Business

A. Board Best Practices: The board will reconvene to formalize protocols.

B. Contracts: John made a motion to put out a RFP for all contracts with bids due at the end of April, seconded by Hazen. One abstention (Kelly); motion passed.

C. Dues in Arrears and Budgetary Issues: John made a motion to assess a 10% penalty for owners in arrears who do not pay in full by May 2017, seconded by Jean. Unanimous; motion passed.

D. Audit: Phil has gotten 3 bids so far. I will add a proposed bylaw change to have mandatory audit every four years instead of two. Phil

E. AGM and Newsletter: We reviewed the newsletter articles. We discussed the AGM including the food. Kelly made a motion to re-hire Phet Chara to make the food again this year for a maximum of \$350, seconded by Jean. Unanimous; motion passed.

Kevin Sulgit volunteered to facilitate the AGM. We have been looking for a facilitator but so far the only available ones charge a high fee.

F. Formalize Pavilion reservation and sound policies – We discussed the subject of removing privilege of members who violate the sound/permission policy.

8. New Business

A. Ballot Voting

John brought up the use of ballots in voting for new Board members and for issues at the Annual General Meeting (AGM) scheduled for April 30, 2017. This issue had come up for vote at the 2012 AGM, however, the outcome of the vote and the precise implementation of the vote was not clear to most on the Board. To implement ballot voting the Board was supposed to run this through legal review, amend the bylaws and then carry it out. These steps, however, have not been taken. The current Board is not opposed to using ballots, however, proper protocol for doing so has not been established. Despite this, John maintains that we should be using ballots for this year's AGM votes, and he further stated that if this was not done then he intended to "invalidate the [AGM] meeting." This topic will be continued at a reconvened meeting.

9. Announcement of Date of Next BOD Meeting

The meeting was unanimously recessed at 7:40 PM and will reconvene at 4:00 PM on Sunday, February 26 at Hazen's house to go over legal matters for the AGM, and use of ballots.