

Kalapana Seaview Estates Community Association
12-7017 Kalihikai St. # 4537, Paho, Hawaii 96778

KSECA Board of Directors Meeting
May 17, 2019, 4:00 PM, Seaview Pavilion

DRAFT MINUTES

1. Call to Order: 4:04 PM by Stone. Board members present: Stone O'Daugherty, Jacob Turner, Kelly Finn, DJ Howell, Kevin Kalley, Sage McLillo. Members present: Archer, Mannix Miller, Aileen Wilkie, Tim Sullivan, Ian Reynaud-Kim, Daniel Levy, Jeranium, Camilla DuLac, Helen Noble, Greg Montalvo, Sativa Sultan, Adam Dominguez, Suzen Dominguez, Jamie Valiere. Guest: Michael Garbarino.

A. Additions to Agenda

B. Announcements

C. Retire to Executive Session (to select officers): Results of the elections were presented: Jacob Turner, Treasurer; Sage McLillo, President; Stone O'Daugherty, Vice-President; DJ Howell, Clerk; Kelly Finn, Scribe; Kevin Kalley: Director-at-Large.

Kelly made a motion to move agenda item 7.C. up to #2. One opposed (Jacob); motion passed.

7. Old Business

C. Budget/Dues Collection: Stone expressed concern with the language used in the collections letter sent out by Association Services in terms of mentioning liens and foreclosures. He suggests we develop a system whereby any member who wishes to overpay their annual dues may have the extra monies go towards those who have difficulty paying and also to set up a work-trade system.

Mike Garbarino of Association Services (A.S.) gave a report and stated he feels the letter contained language that was legally required. Before the letter went out 25% of properties were in arrears; after the letter 20% are still in arrears. The board allowed A.S. to forgive some interest and penalties and A.S. says they are open to creative solutions. Some thought an apology letter should be sent out. Mike G. said according to his contract he is independent and did not need the letter approved (by the board). Much discussion ensued on the language of the letter.

Stone made a motion that we are unequivocally not going to foreclose on any properties, seconded by Kelly. One opposed (Jacob), one abstention (Kevin); motion passed.

2. Resident Concerns

Someone asked about the possibility of work parties. Stone said the board is open to that and If members have work party ideas they can contact the board. Aileen suggested we have some kind of community event to heal our community divide; such as a family fun day. The board was open to the suggestion if someone will take on the organization of the event.

Dave H. expressed concern about the Monday music event saying there are too many cars. Jamie V. was in support of the event now that folks aren't double parking.

3. Treasurer's Report

As of April 30th, 2019, we have \$86,069.78 total in our bank accounts. KSECA is owed \$149,967 with 23.5 % of owners in arrears.

4. April Meeting Minutes

Stone read the April meeting minutes. Jacob made a motion to accept the minutes as amended, seconded by

Stone. Unanimous; motion passed.

5. Clerk's Report

DJ reports about 50 are on the mailbox waiting list. Box fees of \$100 were based on old costs of boxes, after the current waiting list is done, we should begin charging \$150 to cover costs. DJ made a motion that after the waiting list folks, as of 5/17/19, get their boxes that the fee becomes \$150, seconded by Jacob. One abstention (Stone); motion passed.

6. Business Reports

A. Parks

1. Signs – Heather wants an additional \$385 more to apply epoxy to the back of the Seaview signs. Kelly expressed opposition to paying more for the job that was not completed fully. She volunteered to do the job; Camilla, Dave H. and I volunteered to epoxy the sign backs.

2. Swing Set – Dave H. suggested we make a new second swing set. He will volunteer his labor and has helpers lined up. This was approved at the 2017 AGM. Dave's bid for parts is \$2,162. Sativa questioned if we need to follow any specific safety standards. Kelly made a motion to accept Dave's offer of free labor to build the swing set and that KSECA cover the costs of all materials as in his bid of \$2,162; seconded by Kevin. Unanimous; motion passed.

B. Mailbox Center – Stone put out a request for anyone who has tools and skill to bend rebar for the mailbox center construction so it can keep moving.

1. Refurbish Mailboxes – Greg ward submitted a bid to refurbish the existing mailbox clusters with paint, signage, etc. for \$400. We will review his offer and vote on it at a future date. There will also be work trade opportunities in the near future for building the mailbox center.

7. Old Business

A. AGM Overview – DJ suggested a committee be formed to make recommendations for next year's AGM. Sage suggested we put together a survey to get members opinions on the next AGM. Sativa said the facilitator appeared to be biased with regards to the bylaws and suggested a different facilitator in the future. To get all members a chance to be heard the Board can do a mail out with ballot voting instead. Sativa expressed concern about smoking during the AGM. We could set up a designated smoking area located downwind of the meeting.

B. Contracts – Tabled; will be reviewed at next meeting.

C. Budget/Dues Collection- See above

D. Bylaw Review Committee – No report.

8. New Business

No new business.

9. Announce date of next Board meeting

June 13, 2019, 4:00 PM at the pavilion.

10. Adjourn Meeting

At 6:30 PM the Board retired to Executive session.

11. Retire to Executive Session (to discuss legal matters)

The board met until 8:00PM and again on May 29, 2019, from 3:00 PM until 5:20 PM.