

Kalapana Seaview Estates Community Association
RR2 Box 4537, Paho, HI 96778
March 3, 2015 BOD Meeting Minutes

Final Minutes

1. Call to Order: 4:11 pm by Athena Peanut, President

Board of Directors Present: Athena Peanut, Kevin Sulgit, Jeanmarie Theine, Kelly Finn

Members Present: John Dubois, Patti Lightcap, Jim McRae, Tyler Sprague, Kevin Kally, Paula Tisol, Jon Bernier, Frannza Gilbert, David Snover, Hazen Konraus, Melinda Casto, Carol Craig, Carol McGrath, Buzzy Frantz, Mary Love, Gary Kinley, Vicky Kinley, Harry Larmath, Laurie Laughlin, Archer, Todd Lolla, Rod MacLaurd, David Hoffeld, Gary Hoffeld, Lorn Douglass, Rob Irvine, Jack Hash, Vicky Chisholm, Ray Kingsbury, Julie Gordon, Rose Jeranium, Pamela Sue Porter, Robert Jamison, Kevin Holms, Jan Patenaudo, Glenn Alapag.

Motion: by Jeanmarie, 2nd by Athena to have John Dubois facilitate the meeting.

Vote: Unanimous - motion carries.

A. Additions: none

B. Announcements: none

Motion: by Kelly, 2nd by Jeanmarie to move item #6 Residents concerns to after item #2 Special Guest. **Vote:** Unanimous - motion carries

2. Special Guests:

A. Officer Kamali'i, HPD Lower Puna Liaison:

Our park is a private park and state and county laws do not apply. Most community parks are enclosed as opposed to our park being open. Therefore it is harder to enforce county ordinances and private rules. Officer Kamali'i is aware of the castle situation. He has told all his officers not to call in on the radio when they are coming here. Puna is the busiest district in the state so they have to prioritize calls. Please call because these calls have to be documented and this creates a paper trail. Neighborhood watch is a good idea and there are different type: one person runs everything, or co-coordinators, or you can have a structured one with a treasurer and secretary. It can be a foot or motorized patrol, or assigned to individual block by block. Officer Kamali'i would work with the coordinator(s). We need to post park rules and make visible. Police cannot give citations for camping or enforce hours because it's a private park. They can help mediate and ask people to leave as long as the rule and hours are posted.

3. Treasurer's Report:

As of February 28, 2015

Bank of Hawaii checking balance	\$21,805.57
ING Capital One savings balance	\$47,704.78
Total balance of	\$73,704.78

Checks spent for February total \$4860.36. Deposits total \$1105.00. See attached for detail

Motion: by Kelly, 2nd by Jeanmarie to accept the treasurer's report.

Vote: Unanimous - motion carries

4. February Minutes: February minutes were read and corrected.

Motion: by Kevin, 2nd by Kelly to approve February minutes as corrected.

Vote: Unanimous - motion carries.

Motion: by Athena, 2nd by Kelly to move item #8D 2015 newsletter and AGM to after minutes. **Vote:** Unanimous - motion carries

5. Clerk's Report:

A. Website: Deferred Daniel absent

B. Mailboxes: Kelly is working with the postmaster to update and fill in the database of current mailboxes and owners.

Motion: by Kelly, 2nd by Jeanmarie to pay the post office the \$500.00 for the 10 new locks. **Vote:** Unanimous - motion carries

6. Resident Concerns:

1. Malinda, a resident, was bit by an unleashed dog in the front park. Reminder that all dogs need to be on a leash.

2. Hazen volunteered to help put up new signs in park.

3. Mary Love would like to see a formal neighborhood watch organized. Many people would like to be involved in the neighborhood watch. Kelly has a list.

Motion: by Kelly, 2nd by Athena for the Board to welcome and support the development of a neighborhood watch and allow use of the KSECA.org website for reporting and posting notices. **Vote:** Unanimous - motion carries

4. David Hoffeld has volunteered to clear all the debris growing under the palm trees in the lower park. We can do this at next work party in April.

7. Committee Reports:

A. Parks:

1. **Bathroom Repairs:** Tabled until April

2. **Security Door:** Tabled until April

Motion: by Kelly, 2nd by Jeanmarie to accept David Hoffeld's offer to put up the new water catchment tank for free labor. The association will purchase materials not to exceed \$3900.00.

Vote: 4-yes, 0-no, 1-abstention by Kevin - motion carries

8. Old Business:

A. Lawsuits: Pat Rocco has filed a notice to appeal to the judge's decision on the 1st lawsuit. The judge will have to approve our court cost and Pat will have to put that amount in a court escrow account prior to the appeal going through. Need legal transcripts from indemnification trial for the 2nd lawsuit against Kevin. The 3rd suit is in discovery process through August and trial should be in Sept. or Oct.

B. Playground: All materials and have been purchased except the slide. Hope to be finished by the AGM.

C. Landscape Plan for Front Park: Tabled

D. 2015 Newsletter & AGM: The AGM will be April 26, 2015. The editor still needs article from Kevin in regards to the lawsuit and any other articles ASAP. The newsletter needs to go to print in one week.

Motion: by Kelly, 2nd by Jeanmarie to put in newsletter language regarding the possible addition of park rules to the bylaws pending legal advice. If required

and allow up to \$500.00 for funding.

Vote: 4-yes, 0-no, 1 abstention by Jeanmarie - motion carries

E. Security for Parks: The Board has hired Michael Weeks from Uncle Roberts to come to the park on Sundays around dark and inform people that the park closes at dark and ask them to move along. Costs are \$50.00 for the 1st hour and \$30.00 for additional hours, and \$25.00 if he needs assistance. For the past month we owe him \$400.00.

Motion: by Jeanmarie, 2nd by Kelly to pay Michael Weeks the \$400.00 for services rendered and to extend the open ended contract to clear the park at dusk on Sundays and other occasions as needed for up to \$500.00.

Vote: Unanimous - motion carries

F. New BOD:

Motion: by Kelly, 2nd Athena to nominate Gary Kinley to the open seat on the board, replacing Greg Ward.

Vote: Unanimous - motion carries

9. New Business:

A. 2014 Audit: Tabled until April

10. Next BOD Meeting: Next meeting is Tuesday, April 7, 2015 at 3:00pm at the pavilion.

11. Adjournment: Motion: by Jeanmarie, 2nd by Kelly to adjourn meeting at 6:18pm

Vote: Unanimous - motion carries.

Minutes submitted by Patti Lightcap

Kalapana Seaview Estates Community Association

BALANCE SHEET

As of March 31, 2015

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1050 Barter (deleted)	0.00
1090 Savings Account (deleted)	0.00
5447054 Bank of Hawaii	19,388.61
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	\$67,285.19
Accounts Receivable	
1110 Accounts receivable	675.00
Total Accounts Receivable	\$675.00
Other current assets	
1299 Undeposited Funds	0.00
Total Other current assets	\$0.00
Total Current Assets	\$67,960.19
Other Assets	
1080 Certificate of Deposit	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$67,960.19
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	16,550.00
Total Long-Term Liabilities	\$16,550.00
Total Liabilities	\$16,550.00
Equity	
3001 Opening Bal Equity	-6,690.84
3010 Unrestrict (retained earnings)	63,900.75
Net Income	-5,799.72
Total Equity	\$51,410.19

TOTAL LIABILITIES AND EQUITY	<u>\$67,960.19</u>
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Monday, Apr 13, 2015 08:13:57 AM PDT GMT-10 - Cash Basis

Kalapana Seaview Estates Community Association

CHECK DETAIL

March 2015

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
5447054 Bank of Hawaii						
03/01/2015	Check	1749	David Hoffeld	Oct. maintenance of upper parks, replace pump and reimbursement for pump and materials		-600.00
				mow & weed eat both upper parks for Feb		600.00
03/03/2015	Check	1750	PATTI LIGHTCAP			-165.00
				posting receipts, phone calls, faxing demands to Title, printing reports, meeting minutes, etc, for February		165.00
03/03/2015	Check	1751	Jim McRae			-85.42
				reimbursement for plates, table cloths and meat for holiday dinner		61.49
				reimbursement for printer ink		23.93
03/07/2015	Check	1754	Michael Weeks			-400.00
				security for front park for February		400.00
03/08/2015	Check	1755	PARADISE PROPERTY	Jan lower lawncare		-550.00
				Lower park maintenance Feb		550.00
03/09/2015	Check	1756	Guy Shepard			-45.00
				2014 IRS taxes		45.00
03/09/2015	Check	1757	VOID			0.00
				void		0.00
03/09/2015	Check	1758	ROSE JERANIUM	Jan pavilion cleaning & supplies		-340.00
				Feb pavilion cleaning & supplies		340.00
03/10/2015	Check	1759	Hawaiian TelCom			-21.24
				2/4/15 3/3/15 phone		21.24

03/15/2015	Check	1760	USPS		-400.50
				postage for newsletters	400.50
03/20/2015	Check	1761	Lauren Herskowitz		-50.00
				return 1/2 of deposit returned 1 key	-50.00

Monday, Apr 13, 2015 08:15:20 AM PDT GMT-10