

Kalapana Seaview Estates Community Association
12-7017 Kalihikai #4537, Pahoa, HI 96778

Board of Directors' Meeting
Monday, November 13th , 2023 at 4pm

Draft Minutes

1. Welcome and Call to Order: Board President Robert Stearns called the meeting to order at 4:05pm. In attendance were Board members Adam Sativas, Robert Stearns, Uschi (Ursula) Snover, Kevin Sulgit, Ronaldo Newton, and Gary Polinsky (via phone). Also in attendance were community members John DuBois, Chris Laude, Eide Hansamut, Karen Doolittle, Mary Love, Devin Pickering, Karen Hester, Tim Prindable and Roma Wolfe.
2. Additions and Corrections to the Agenda: None.
3. Announcements:
 - Chris Laude Septic System Proposal: Robert gave a brief update on the Pavilion Park bathroom and the choice at the upcoming AGM regarding whether we would replace the cesspool with a large capacity septic system or not reopen the bathrooms at all. Robert then updated the board letting us know that he emailed several contractors to get an estimate on prices. Chris Laude responded to one of those emails. Chris began by noting that he is a licensed engineer, works for the county wastewater department and lives in Seaview. Chris said that he would recommend that we try to use the current cesspool as an infiltration basin due to the high percentage of blue rock in the area and wanting to minimize disruption to the recreation area. Laurie asked for a ballpark estimate on the whole cost. Chris outlined the total process saying the first step is an engineers report which would determine the actual cost. Chris said he would be happy to provide that engineer's report at a discounted cost since he lives in the neighborhood. Kevin asked if we could daisy chain two septs together like at SPACE. Chris answered that he is hoping to do less. Robert gave more backstory on why we shut down the bathroom saying that he received communication from the EPA and reached out to them after reading how much fines can be. Uschi again asked about a possible cost. Adam pointed out that we should plan for large gatherings and asked for clarification regarding the process. Chris clarified again that the first step is an engineer's report which would then be bid out to contractors for a total cost. Robert said that we really need that estimate before the AGM. The board decided to make a decision on the report and would continue to reach out to septic system contractors to keep the process moving along.
 - Presentation on Seaview Signs from Eide: Eide said she did some research into making signs and that due to the heat, humidity and salt water mist in the air she thought that a urethane (HDU) based sign would be best in the front and that in the back would be a marine grade plywood with a couple of coats of epoxy resin. Laurie asked how thick the urethane (HDU) is. Eide said it comes in 2" or 3". Eide said the HDU is particularly good for doing 3d/relief style which she

would like to utilize. Robert asked if she had a design yet. Eide said she had some ideas and would utilize the font of the current signs. Robert asked if she had an approximate budget. Eide said her estimate was \$4000. Laurie asked if she had a drawing and Eide said that she didn't have a set design quite yet. Robert said that he was also looking into laser cut metal. John DuBois mentioned that Eide is a very skilled and trained professional artist. Robert asked that she submit a design and email it to the Board. Gary asked about the materials and size. Eide said about the same size as the previous sign. Laurie asked if the installation is included in the total estimated price. Eide said that it was.

- Pickleball Court Presentation: Karen opened by saying that it is the fastest growing sport and that it's good for physical, mental and social health. She said that currently there are about 20 people playing in Seaview and thinks more would join if there was a court here. Uschi pointed out that it would be a significant change to whichever park the court would be in and would need an AGM vote, which the pickleball court folks understood. Devin then spoke and said that he was trying to give as many opportunities to the community to come together and further expounded on the growth and popularity of the sport and the benefits of it to people personally and as a community. Robert asked how many people play at once. Devin said that typically four people play at once. Devin said that the size of the court is 44ftx20ft. Devin said that his group would be happy to do the labor but the cost of the materials would be approximately \$12,500. Devin said the desired placement would be in the park across from the Pavilion Park in the corner. Uschi asked about Devin's proposal for an online time calendar for scheduling. Karen said that in the beginning there would be a Pickleball Committee. Uschi asked about people signing a Hold Harmless waiver. Kevin said that he thought that we would first have to run it by our insurance company stating that in the past the insurance company said no to a basketball court. Adam asked whether the Front Park would be a good option and Karen said the wind down there would be an issue. Kevin Horton said he thought the playground park would be a better option because the other park is the only open grass field in Seaview for lawn games such as soccer and ultimate frisbee. Ronaldo thought that the main issue would be noise factor. Adam agreed and asked about the neighbors who would be most affected and whether we should reach out directly to those neighbors. Robert asked if there could be statistics on the decibel levels. John DuBois reiterated that the first step is to contact the insurance agency. Mary Love said that when the insurance company is contacted be sure to mention that people would be signing waivers. Devin said that the idea is for this to be for Seaview community use. Uschi asked about how other people would be prevented from using the courts and Karen said that there would be pickleball hosts who would put the net up and down.
- Ohia Post Replacement Proposal from Kevin Horton: Kevin said that he actually hadn't come to the meeting to talk about Ohia posts but in his opinion we should cut off the posts just up past the rotten parts and then have concrete poured up to that point. The Board decided to table the issue until the next meeting.

4. Minutes from October meeting: Adam moved to accept the minutes without reading them out loud, Uschi seconded. All voted in favor.

5. Treasurer's Report: Laurie reported that we have in total in our bank accounts is \$46,024.74 She also said the dues in arrears are \$123,954.88. The rest of the financial statements will be available on the KSECA website.

6. Board Reports:

a. Taxes and Audit: Laurie said that the accountant is still working on the taxes and that she is in communication with her.

b. Bylaw Review Committee:

- John DuBois brought to the Board the proposed Bylaw correction regarding the standardizing the language around proxy forms needing to be notarized between Article V and Article II Section 1.C. Uschi said that no other subdivision requires a proxy form be notarized. Adam asked about the history of needing the documents to be notarized at all. John Dubois said that many years ago Seaview voted that all documents be notarized due to fraud. Adam said that the issue sounded like it was merely to standardize the language across all the bylaws and not an actual change in whether forms would be notarized or not. Adam made a motion to accept the correction as stated. Laurie seconded. Adam, Laurie, Ronaldo and Gary voted in favor. Kevin, Uschi and Robert abstained. The motion passed.
- Bylaw Amendment: Article VIII: Committees and Contracting Services: John DuBois outlined the proposed changes as outlined in the Bylaw Review Committee proposed changes document which is available on the KSECA website. Uschi made a motion to accept the amendment, Adam seconded. All voted in favor.
- John DuBois then brought up the correction to the Bylaws to change the language of anything that has an acronym such as KSECA, Board of Directors (BOD), Bylaw Review Committee (BRC), etc. which got tabled after some discussion around the enormity of that project.
- John Dubois then stated that the next BRC meeting would be Monday, November 20th, at 4pm at the Pavilion Park.

c. Front Park:

- Front Park Signs: See above under Eide Seaview Signs presentation.
- Security and Vendors Update: Adam reported that he had attended the last two Sunday gatherings at the Front Park and noted that there were far less attendants and that the only vendors had set up across the street on County land. He thought that the rainy weather had been a major factor, but he would continue to attend and report back.

d. Pavilion Park:

- Playground Maintenance/Ohia Posts: See above
- Bathroom Reopening Consideration: See above

7. Old Business: None

8. New Business:

a. Elect Newsletter Editor: Uschi nominated Adam, Ronaldo seconded. All voted in favor. Robert said that he would be writing a couple of articles including the President's Report and encouraged others to write a piece too.

b. Chairing AGM Sign In: Uschi nominated John DuBois. Laurie Seconded. All voted in favor.

c. RFP for Ohia Post Replacement: Uschi moved to put an RFP for Ohia Post repair/replacement. Robert Seconded. All voted in favor.

d. Adam made a motion to hold the meeting at 3:00pm next month instead of 4:00pm. Laurie Seconded. All in favor.

e. Robert made a motion to put out an RFP for a licensed, bonded security agency to provide security detail for the Front Park. Adam seconded. All voted in favor.

f. Update Board Rules: Tabled

9. Adjourn/Recess: Uschi made a motion to recess the meeting at 6:10pm in case we needed to meet regarding security. Adam seconded. All voted in favor.

The next KSECA Board of Directors' Meeting will be December 11th at 3:00pm at the Pavilion Park.

Minutes submitted by Adam Sativas