

**Kalapana Seaview Estates Community Association**  
**RR 2 Box 4537, Pahoa, Hawaii 96778 (808) 965-2607**

**DRAFT BOARD MEETING MINUTES**  
**October 12, 2011**

**1. OPENING CIRCLE** - President Richard Valdez opens the meeting at 6:00 P.M. at the park pavilion Kalapana Seaview Estates, Pahoa, Hawaii. Present were board members Treasurer Mark Wyatt, Vice –President Willy Kamalamalama, Clerk Mark Hinshaw, Scribe Linda Willaby, Director at Large Frank Musacchio. Also present were 22 community members.

**2. MINUTES – September 14, 2011** minutes were read by board members. There was a motion by Sativa Sultan to include the discussion re whether or not there will be two signatures required on all KSECA checks written. Willy seconds. Motion passes unanimously. Sativa moves that the discussion re bulldozing in the pavilion be put into the minutes. Willy seconds. Motion passes unanimously. Sativa moves that the minutes show that a board member threatened to resign. Willy seconds. Willy and Mark Hinshaw in favor, Richard Valdez abstains, Linda Willaby, Frank Musacchio, Mark Wyatt against. Motion fails. Mark Wyatt moves that we accept the minutes with changes. Mark Hinshaw seconds. Motion passes by unanimous vote. There was a discussion as to what needs to be included in the minutes. Richard read from Hawaii condo and association law what should and should not be in minutes.

**3. TREASURER'S REPORT**-Mark Wyatt gives the report. Total checks written were \$4974.79. Total equity is \$42,297.97 plus \$10,400 in mailbox deposits. See attached balance sheet and check detail. Mark Hinshaw moves that we accept the treasurer's report. Frank Musacchio seconds. Motion passes by unanimous vote.

**4. PAVILION REPORT**-Mark Wyatt gives the pavilion report. We replaced the broken toilette and bought a new ladder. The solar lights and a solar panel have been stolen from the pavilion. Mark Wyatt and Richard Valdez donated their time and truck to haul off two truckloads of trash from the freebox because people have been dumping their trash at the pavilion. Please do not dump your trash or unusable items at the freebox. There was a discussion re installing an alarm due to the recent thefts. However no one wants to hear an alarm going off all the time. There was a discussion to move workdays to quarterly instead of monthly. Frank moves that we have a sign- up sheet at the monthly board meeting and if we have 5 people other than board members to sign up then we will have the workday the following Sunday. Mark Hinshaw seconds. Motion passes unanimously.

**5. RED ROAD UPDATE**-Athena Peanut was not ready to give the update. Tabled until next board meeting.

**6. OLD BUSINESS**

**A.** Kalapana-Seaview sign at the front park. Should we paint over the word Kalapana? Willy objects that we paint over Kalapana. The property deeds and articles of incorporation all say Kalapana Seaview Estates so the name should stay the same. Richard mentions that this was brought up at the AGM and members voted to not change the name. Souza states that the name should be Kalapana Seaview Estates. Willy moves to **not** change the signs at the front park or the name. Frank Musacchio seconds. Motion passes unanimously.

**B.** Freebox and trashbin. As only two people showed up for the work party nothing was done to take measurements for a trash receptacle and freebox renovation.

## **6. NEW BUSINESS**

**A.** Motion made by Mark Hinshaw and seconded by Mark Wyatt that the Potluck Holiday Dinner will be held the second Sunday of December. Motion passes unanimously. The association will provide 5 turkeys and 1 ham. We need volunteers to cook. Mark Wyatt moves that we spend up to \$200 on the holiday dinner. Willy seconds. Motion passes unanimously. There will be no work party this day.

**B.** Frank Musacchio moves that a committee be formed to address procedural changes as to how voting is done at the Annual General Meeting re issues and election of board of directors. Frank suggests ballot voting. One ballot per lot and no proxies. Mark Wyatt Seconds. Frank will be head of the committee. There is a sign-up sheet for members in good standing to sign up if they are interested in being on the committee. (A straw vote was called as to whether only members in good standing could be on the committee. 17 votes for only members in good standing could be on the committee). Christina Hazzard called for a vote. Discussion was closed. Motion passes unanimously.

**C.** Cross-walk Update. Pat Rocco gives the update. Fred Blas has said the county will not do a crosswalk in close proximity to the mailboxes. The mailboxes would have to be moved 40 feet in one direction or the other. Malina Brewer questions the need for a crosswalk since there is already a stop sign. Pat will push on in his efforts to get a crosswalk.

**D.** Athena's community questions for the attorney. See attached list as revised. Richard Valdez states that some of these questions are personal questions that members should seek private council on and we should not spend association money to answer these personal questions. It would take a by-law change for many of these issues. Richard asks that Athena provide the citations for the laws that she thinks the association is breaking. **Jack Hash** moves that once we get the list of questions for the attorney that the questions be presented at the next meeting and voted on as to which questions we will be paying an attorney to answer. Frank asks for point of clarification. A vote of members would only be a straw vote as only the board has the authority to vote. Mark Wyatt seconds. The motion passes unanimously. Willy resigned from the board due to health reasons. She stated that she is also, along with Mark Hinshaw, not a Seaview lot owner. She holds an authorization from the owner of record as per KSECA by-laws.

**7. ADJOURNMENT** –Mark Wyatt moves that we adjourn. Linda Willaby seconds. Christina Hazzard introduces one other item for next meeting. Real estate signs. Her motion is that no signs be more than 40 inches tall. Linda Willaby suggests that we table this for the next meeting. Mark Hinshaw seconds Christina's motion, but with a question for clarification. Does she mean "for sale" signs? She clarifies stand alone real estate signs. Richard points out that the board has no power to enforce and it is not a board issue. Athena mentions that it is the planning department that sets the rules. Frank Musaccio has measured the sign. It is considered a ground sign by the code of the county of Hawaii. It can be up to 6 feet tall. The sign is legal. Christina Hazzard became disruptive and verbally abusive and Richard Valdez had to call the meeting to order. Meeting adjourned at 8: 02 p.m by unanimous vote.

The November 9, 2011 meeting will be held at Mark Wyatt's house at 5:00 pm.