

Kalapana Seaview Estates Community Association
RR2 Box 4537, Pahoa, HI 96778
September 8, 2015 BOD Meeting Minutes

Final Minutes

1. Call to Order: 4:10pm by Hazen Komraus, President.

Board of Directors Present: Hazen Komraus, Daniel Levy, Kelly Finn, Vicky Chisholm, Gary Kinley.

Members Present: Patti Lightcap, Uschi Snover, Rose Jeranium, Jacklyn Symonds, Barbara Scott, Marilyn and Harry Lausman

B. Additions/Corrections to Agenda: Were made under new business.

C. Announcements: Athena Peanut has sent in her official letter of resignation.

2. Treasurer's Report:

As of August 31, 2015

Bank of Hawaii checking balance \$28,814.55

ING Savings balance \$47,896.58

Total Balance of \$76,711.13

Checks spent for August total \$2,501.85. Deposits made for August total \$840.00 See attached for details.

Motion: by Daniel, 2nd by Hazen to approve the treasurer's report

Vote: Unanimous - Motion Carries.

Motion: Daniel, 2nd by Kelly to replace David Snover with Vicky Chisholm as contact person on the ING Capital One savings account

Vote: Unanimous - Motion Carries

3. August Minutes: August minutes were read and corrected.

Motion: by Vicky, 2nd by Daniel to approve minutes as corrected.

Vote: Unanimous - Motion Carries

Motion: by Kelly, 2nd by Daniel to rescind motion by Gary to change board rule number 7 and vote at the October meeting.

Vote: Unanimous - Motion Carries

4. Clerk's Report:

A. Website: Paypal is all set up Daniel and Patti to meet to link with bank account.

Motion: by Daniel, 2nd by Hazen to add a 3% fee to people paying online to offset the fee KSECA is charged.

Vote: Unanimous - Motion Carries

B. Mailboxes: Kelly wrote and printed letter to 48 box holders that we have questions about address in order to update information. Still need to send.

5. Resident Concerns: Gary Kinley received an anonymous letter with photos concerning abandoned vehicles. This is a county issue and anyone is free to call the county regarding this issue.

6. Committee Reports:

A. Permaculture Garden: Nothing new to report

B. Coconut Tree RFP: Discussed in old business

C. Parks:

1. Rose Jeranium suggested locking bathrooms at night and blocking the drive into the park. This is due to the mess being made and people hanging out all hours of the night. This is to be added to old business and voted on in October.

2. Security door is installed. Kelly has new tether ball and volley net to be installed. Gutters need to be cleaned and repaired.

D. Neighborhood Watch: Nothing new to report.

7. Old Business:

A. Lawsuits: The 1st lawsuit we won and Pat Rocco appealed. The appeal was dismissed and then later reversed. Steven Strauss filed an answer brief. We are waiting for a reply. The 2nd case against Kevin Sulgit was vacated. A request for attorney fees and expenses has been filed. Steven Strauss's office is to send Kelly a copy. Date for the 3rd suit is Sept. 29, 2015. Waiting for Pat Rocco to file his pretrial statement.

B. Audit: Vicky and Patti met with Carbonaro CPA. Audit in process.

C. Community Albizia Control: Workshop was held on August 8, 2015 where 8 lots were treated to kill the Albizias with Milestone. Uschi sent out 84 letters to absentee land owners asking permission to kill the Albizias. So far 24 letters with permission have been returned.

Motion: by Kelly, 2nd by Daniel to reimburse Uschi \$58.23 and Hazen \$19.00 for postage for letters.

Vote: 4-yes. 0-no, 1-abstention by Hazen - Motion Carries

Marilyn who owns a lot that was treated without her permission has some concerns. See attached letter.

D. RFPs:

1. **Tree Maintenance:** Allen's Tree Service gave us a bid of \$2000.00 to \$4000.00 for pavilion park and \$5000.00 to \$7000.00 for lower park. Should be closer to lower amount if Adrian Stroescu does the chipping then there is no charge to haul away debris. Adrian Stroescu has given us a bid for chipping at \$100.00 per hour, \$400.00 minimum/\$800.00 per day and \$100.00 for helper if needed.

Motion: by Daniel, 2nd by Hazen to except the bids from Allen's Tree Service and Adrian Stroescu.

Vote: Unanimous with reservations from Kelly - Motion Carries

2. Mailbox Kiosk:

Motion: by Daniel, 2nd by Vicky to allot up to \$400.00 for emergency repair of mailbox bulletin board.

Vote: Unanimous - Motion Carries

3. Signs: We have 2 bids for our Seaview signs from Sarit and Heather

Motion: by Daniel, 2nd by Vicky to accept Sarit's bid for both Seaview signs including installation.

Vote: Unanimous - Motion Carries

4. Fire Ant Treatment:

Motion: by Daniel, 2nd by Kelly to extend the RFP for fire ant treatment of the park for another month.

Vote: Unanimous - Motion carries

8. New Business:

A. Letter to Members in Arrears:

Motion: by Gary, 2nd by Hazen to send registered certified letter to delinquent members over \$400.00 to try to have a reply by end of year, with a cap of \$1000.00 for mailing expenses. Gary will write and send letters.

Vote: 4-yes, 0-no, 1-abstention by Kelly - Motion Carries

B. Insurance: Our liability insurance does not cover certain situations. Vicky is concerned and will to speak to an attorney to see if signs will cover us.

C. On Line Forum: There has been some concern about the KSECA forum on Facebook. Other options for on line forums are:

1. To have a forum on our web site.
2. To use a forum software called "loomio".
3. To have a new one on Facebook.

D. Work Party: Sunday, September 13, 2015 at 10:00am at the pavilion there will be a work party to paint the water catchment, and other items, to put up new volley ball net and tether ball, and also to repair Ohia posts.

Motion: by Daniel, 2nd by Hazen to spend up to \$400.00 on paint and materials for the work party.

Vote: Unanimous - Motion Carries

8. Next BOD Meeting: Next meeting is Tuesday, October 6, 2015 at 4:00pm at the pavilion.

7. Adjournment: Motion: by Daniel, 2nd by Hazen, to adjourn meeting at 6:40pm.

Vote: Unanimous - motion carries.

Minutes submitted by Patti Lightcap

Kalapana Seaview Estates Community Association

BALANCE SHEET

As of August 31, 2015

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1050 Barter (deleted)	0.00
1090 Savings Account (deleted)	0.00
5447054 Bank of Hawaii	28,814.55
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	\$76,711.13
Accounts Receivable	
1110 Accounts receivable	825.00
Total Accounts Receivable	\$825.00
Other current assets	
1299 Undeposited Funds	0.00
Total Other current assets	\$0.00
Total Current Assets	\$77,536.13
Other Assets	
1080 Certificate of Deposit	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$77,536.13
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	16,750.00
Total Long-Term Liabilities	\$16,750.00
Total Liabilities	\$16,750.00
Equity	
3001 Opening Bal Equity	-6,367.29
3010 Unrestrict (retained earnings)	63,900.75
Net Income	3,252.67
Total Equity	\$60,786.13
TOTAL LIABILITIES AND EQUITY	\$77,536.13



Tuesday, Sep 15, 2015 02:07:18 PM PDT GMT-10 - Cash Basis

Kalapana Seaview Estates Community Association

CHECK DETAIL

August 2015

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
5447054 Bank of Hawaii						
08/03/2015	Check	1804	ROSE JERANIUM			-350.00
				July cleaning & trash removal		350.00
08/04/2015	Check	1805	Hawaiian TelCom			-21.29
				7/4/15 phone		21.29
08/06/2015	Check	1807	ROSE JERANIUM			-422.70
				June cleaning & trash removal		422.70
08/07/2015	Check	1806	Hazen Komrous			-342.47
				Pavillion bathroom door and lock HD		227.17
				Pavillion bathroom repair supplies HD		68.45
				hardibacker bathroom repair HPM		46.85
08/10/2015	Check	1808	PATTI LIGHTCAP			-235.39
				July 2015 Services		206.25
				brother printer ink		29.14
08/10/2015	Check	1809	Guy Shepard			-40.00
				Posting Checks and		40.00
08/10/2015	Check	1810	David Hoffeld			0.00
				Water for new catchment VOID MADE CHECK TO WRONG PERSON		
08/30/2015	Check	1812	PARADISE			-1,100.00

PROPERTY

June and July 2015 park
maint

1,100.00

Tuesday, Sep 15, 2015 02:07:49 PM PDT GMT-10

Kalapana Seaview Estates Community Association

DEPOSIT DETAIL

August 2015

DATE	TRANSACTION TYPE	NUM	CLIENT	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
5447054 Bank of Hawaii							
08/20/2015	Deposit						840.00
		002093	034-				-50.00
			022				
		2204	039-				-105.00
			002				
		2204	039-				-105.00
			003				
		0070795055	038-				-75.00
			137				
		549	034-				-50.00
			099				
		1866 51503	039-				-100.00
			049				
		0072972461	041-				-105.00
			006				
		57094764	039-				-50.00
			073				
		57094764	039-				-100.00
			073				
		123232341	037-				-100.00
			073				

Tuesday, Sep 15, 2015 02:08:14 PM PDT GMT-10