

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

Board of Directors' Meeting  
Monday, July 10, 2023 at 4pm

**Final Minutes**

1. Welcome and Call to Order: Robert opened the meeting at 4.06pm. Present were Board members Robert Stearns, Laurie Laughlin, Kevin Sulgit, Uschi (Ursula Snover) and Gary Polinski via phone; Adam Sativas was absent. Also present were residents John Dubois, Ronaldo Newton and Michael Becker.
2. Additions and Corrections to the Agenda: Little Fire Ants was added as e. to 6. Board Reports.
3. Announcements: Robert announced that there will be a Neighborhood Watch meeting on Wednesday, July 12 at 10am at the Pavilion, organized by Kevin Kushel. Community Officer Cardenas will be present and answer questions.
4. Minutes from June meeting: Laurie and Robert read the minutes and motioned to accept the minutes as corrected, seconded by Gary, unanimous vote in favor.
5. Treasurer's Report: Laurie gave the report, as of June 30, 2023 there were \$68,377.95 in our Bank account. The financial statements will be posted with the minutes on our website. Due to the non-renewal of our past Liability Insurance Policy, Uschi motioned to allow the \$585.16 we had to pay for the extension of our liability insurance until July 16 so that there would be no lapse in coverage, seconded by Robert, unanimous vote in favor. Our insurance agent is confident to find us a new policy in due time.
6. Board Reports:
  - a. Taxes and Audit: Kevin will keep looking for the contact info for auditor Yamamoto. Laurie will contact 2 CPAs to find the best option for our tax declarations.
  - b. Dues in Arrears: Robert will draft a letter.
  - c. Bylaw Review Committee: Committee members John and Kevin were given a list of tasks for the committee. John pointed out that the committee will only address 421J issues and that the committee will not address the Bylaw amendments Sativa proposed at the AGM. There will be more discussion about the list at the next Board meeting.
  - d. Front Park:
    - Security Patrol: Robert reported that he wrote an email to Officer Scanlan informing him about the increasing number of vendors in the Park on Sundays but that he has not received a reply.  
The suggestion was made to inform the DLNR, but no action was determined.
    - New Park signs: Uschi reported that the signs should be ready tomorrow, resident Michael offered to pick them up in Hilo as well as lag bolts.
    - Seaview entrance signs: Laurie will look into finding replacement signs

e. Pavilion Park:

- Cesspool inquiry/EPA update: Robert reported that he talked to an EPA representative. We will have to decommission the cesspool (fill the hole) and remove toilet, sink and plumbing following regulations from the Department of Health. There might be fines levied for noncompliance since 2005. The closure of the bathroom makes Jeranium's contract for cleaning of the bathroom unnecessary, Robert will inform her accordingly.
- Maintenance Swings/Playground, Ohia posts: Uschi motioned to task our Handyman Scott Stone with the treatment of the metal parts of the playground with rust converter and sealer, seconded by Robert, unanimous vote in favor. The friendly amendment to include removing exposed nails on the climb wall was adopted by unanimous vote.
- Little Fire Ants: Uschi presented the 3 bids the Board received. Robert motioned to accept KFA's bid for \$2,835.00 incl. taxes for the treatment of all 3 parks for 1 year, Uschi seconded, unanimous vote in favor.

7. Old Business: None

8. New Business:

- a. Update Board Rules: The possibility to address this issue in executive session was discussed.

General discussion:

In regard to raising the dues in executive session Robert stated that to his understanding of 421J and RRO the Board is allowed to discuss personnel matters in executive session and that Board members are personnel. John did not agree. The Board decided to not take another vote on raising the dues.

John informed about the planned consolidation of Bellyacres and their Seaview lot. Both properties will first be consolidated and then split, around 7 acres will continue to be Bellyacres and around 3 acres including the Seaview lot will be used for the school and performances once S.P.A.C.E. gets a special permit.

John is concerned that the school might then be part of the association and that this would change our status as a 421J organization. The Planning Department could not answer to this concern when called by landowners.

The Board members considered meeting in executive session to discuss this matter.

9. Adjourn/Recess: Robert motioned to recess, seconded by Kevin, unanimous vote in favor. Meeting recessed at 6.16pm.

The next Board meeting will be on August 14, 2023 at 4pm.

Minutes submitted by Uschi Snover