

Kalapana Seaview Estates Community Association  
R.R. 2, Box 4537, Pahoia, HI 96778

**KSECA Board of Directors Meeting  
Monday, September 11th, 2017, 4:00 P.M. at the Pavilion**

**FINAL MINUTES**

1. Call to Order: At 4:09 PM by Hazen Komraus, President

Board members present: John D., Jean H., Sean M., Stone O., Alex E., Hazen K.

Members present: Uschi Snover, Linda Willaby, John Bernier, Michael Becker, David Hoffeld, Kristin Lowery, Faith O'Neill, Kathleen Dragon, Rose Jeranium, Jaimie Valiere, Daniel Levy, Kelly Finn, Jon Bernier

A. Opening Statement – read by Jean H.

B. Additions/Corrections to the agenda

-Hazen added Appointment of a Board Member to Item 5.

-Stone added Removal of a Board Member to Item 6.

-Resident Concerns moved to after New Business

C. Announcements

– John D. noted the late posting of the agenda. Stone states that he has donated a printer to the Association. Jean notes that it needs ink at a cost of \$50.

2. Treasurer's Report

A. July Report Read by Alex, Stone made a motion to accept the report as read, seconded by Hazen. Vote to accept unanimous; motion passes.

3. Minutes August 2017 BOD Meeting – Jean motions to table, seconded by Alex. 4 Yeah, Hazen Abstains, John D. Nay; Motion Passes, minutes Tabled.

4. Clerk's Report - Read by Jean

A. Mailboxes- no boxes are available. 12 residents and 5 people building homes are on the wait list.

5. Appointment of a Board Member -Jean motions to appoint Kelly Finn to the Board. Stone Seconds. Unanimous Ayes; motion passes. The Board welcomes Kelly Finn back to the Board.

6. Removal of a Board Member – Stone Motions to remove John Dubois from the Board. Jean seconds the motion. 5 Ayes, Alex votes Nay. Motions passes. The Board thanks John for his service.

- Faith O'Neill asks that the minutes reflect that the meeting is “illegal”, the “vote is illegal”,

“everything is illegal”.

-John Dubois asserts that Stone and Hazen have no right to serve on the Board or vote according to law/bylaws. That letters of authorization and power of attorney are only for AGM meetings and that the Board “Better be careful”.

## 7. Board Committee Reports

A. Pavilion Park Perimeter Project- Hazen reads notes from Scott Stone, Scott states that the projects will probably come in at up to \$2000 less than estimated. He reports that 8 residents volunteered approximately six hours of their time to help the project without compensation. The Board and Scott would like to thank all those volunteers. All but a few plants are in, Scott is just waiting on a starfruit and some night blooming jasmine. There is still some trenching to be done and water connections to be made. There is also a small amount of rock wall work near the gate to be done. Jean reports that she mis-spoke at the previous Board Meeting and that all receipts have in fact been turned in on the project. It is noted that there will be no Work Party as there is inadequate work left to do.

### B. Parks.

- Jean motions to approve a request by Kyou Gruber to work for up to 8 hours pulling cane grass by hand in the Pavilion Park to work off up to 2-years in association back dues. Work to be supervised by David Hoffeld who maintains the park landscaping and lawn. Seconded by Hazen; unanimously approved. Motion passes.

1. Lawn Parking Issues -Daniel Levy proposes a curb or rocks in the front park to control parking and people driving in the park.
2. Helipad grass – David Hoffeld stated that as we enter winter it will probably be a better time to seed the bare spot near the mailboxes with grass seed.
3. Freebox – Jean motions to purchase double security screen doors for the freebox to secure it at night. Motion seconded by Alex. Job estimated to cost \$1000 plus or minus \$200. Jean and Alex vote Aye, Stone and Hazen vote Nay, Sean and Kelly Abstain. Motion fails.

### C. Mailbox Center

-Jean reported that Bob is meeting with the Planning Dept. on September 14<sup>th</sup>.

-Linda Willaby volunteers to write a letter to the postmaster for clarification on outstanding issues about delivery and location of mailboxes in Seaview. John D. request that the response be in writing.

### D. Website

-Daniel Levy addresses the issue that for a very short time comments were allowed on the KSECA website postings. He states that it was an oversight, comments have been turned off, and the few posted were removed. A consensus that this is appropriate is reached.

## 6. Old Business

A. Contracts -Tabled

B. Dues in Arrears, Audit, and Budgetary Issues – Audit to be undertaken at end of fiscal year.

C. Legal Matters, 421(J), and Attorney

- No further word from Gary Zamber. Ekimoto & Morris are now the select legal counsel for the Association. Alex is asking for a current opinion on matters of jurisdiction referring to the Association and 421(J) and 414(D). He is also asking as to any costs that might be incurred.

#### D. Bylaw Review Committee

-Discussion on ballot voting legality takes place, Motion by Stone to rescind the vote to revert to the Bylaws prior to the Bylaw changes as approved by the last AGM. Discussion over the lack of a rationale in the Bylaw change wordings and previous omissions as such ensues. Kristin and Jean cite several instances where Bylaw changes were passed without rationales in the past. John D. states that they weren't always needed. Kristin asks why he did not speak up then or prior to the publishing of this last Newsletter. John says he was unaware. Vote called, 5 Ayes, Hazen and Sean abstain. Motion passes. Ballot voting tabled.

#### E. Work Parties

- Kelly expresses that almost no one came to the last two work parties. Jean motions to use vouchers to reimburse AGM volunteers of 4 or more hours for one year of dues. Alex seconds. Aye- Jean, 6 Nays, motion fails.

#### F. Board Best Practices

-John D. asserts that unilateral BBP changes were made without a committee meeting.

#### G. Board Rules - Tabled

### 7. New Business -none

### 8. Resident Concerns

-Jean states that a friend was harassed by Castle occupants.

### 9. Adjourn & Announcement of Date of Next BOD Meeting

-Stone moves to adjourn 6:02 PM. Hazen seconds. Unanimous; motion passes.

-Next Meeting is Monday, Oct. 9<sup>th</sup> at 4PM in the Pavilion.

Minutes submitted by Sean McCrory & Hazen Komraus.

# Kalapana Seaview Estates Community Association Balance Sheet

As of August 31, 2017

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
5447054 Bank of Hawaii	53,841.10
ING Savings/Capital One	48,619.53
<b>Total Bank Accounts</b>	<b>\$102,460.63</b>
<b>Accounts Receivable</b>	
1110 Accounts receivable	275.00
<b>Total Accounts Receivable</b>	<b>\$275.00</b>
<b>Other Current Assets</b>	
1299 Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$102,735.63</b>
<b>Fixed Assets</b>	
1670 New Mailbox Structure	1,750.00
<b>Total Fixed Assets</b>	<b>\$1,750.00</b>
<b>Other Assets</b>	
1080 Certificate of Deposit	0.00
<b>Total Other Assets</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$104,485.63</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 Accounts payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Long-Term Liabilities</b>	
4005 Mailbox Deposits	17,900.00
<b>Total Long-Term Liabilities</b>	<b>\$17,900.00</b>

	Total
<b>Total Liabilities</b>	<b>\$17,900.00</b>
<b>Equity</b>	
<b>3001 Opening Bal Equity</b>	-6,366.51
<b>3010 Unrestrict (retained earnings)</b>	82,709.38
<b>Net Income</b>	10,242.76
<b>Total Equity</b>	<b>\$86,585.63</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$104,485.63</b>

Tuesday, Sep 26, 2017 08:29:00 PM PDT GMT-10 - Cash Basis

# Kalapana Seaview Estates Community Association

## Check Detail

August 2017

Date	Transaction Type	Num	Name	Memo/Description	Clr	Amount
<b>5447054 Bank of Hawaii</b>						
08/02/2017	Check	Paypal	Daniel Levy	This is a duplicate payment that Daniel returned through paypal. Posted in October		-100.00
				Website maintenance for August		100.00
08/06/2017	Check	2036	PATTI LIGHTCAP	Accounting/Bookkeeping, July, 2017		-200.00
				Accounting/Bookkeeping, July, 2017		200.00
08/07/2017	Check	2037	ROSE JERANIUM	Cleaning, trash removal, and supplies for the pavilion park, for July, 2017		-530.00
				Cleaning, trash removal, and supplies for the pavilion park, for July, 2017		530.00
08/07/2017	Check	2038	DJ Howell			-357.59
				Reimbursement for supplies, AGM		357.59
08/10/2017	Check	2039	Adrian Stroescu			-300.00
				Palm Frond removal		300.00
08/15/2017	Check	2040	PARADISE PROPERTY	Front park care, June July part-August, 2017		-1,375.00
				Front park care, June July part-August, 2017		1,375.00
08/15/2017	Check	2041	VOID CHECK			0.00
				Voided payment to David Hoffeld		
08/28/2017	Check	2042	David Hoffeld	July, 2017: Mow & weed whack upper parks		-600.00
				July, 2017: Mow & weed whack upper parks		600.00

Tuesday, Sep 26, 2017 08:31:20 PM PDT GMT-10

# Kalapana Seaview Estates Community Association

## Deposit Detail

August 2017

Date	Transaction Type	Num	Member	Vendor	Memo/Description	Clr	Amount
<b>5447054 Bank of Hawaii</b>							
08/02/2017	Deposit						460.00
		1039	040-074				-50.00
		1038	040-075				-50.00
		1004	034-043				-160.00
		8202	036-070				-50.00
		570118295	037-038				-150.00
08/30/2017	Deposit		036-024				50.00
		81149442v1474663b	036-024				-50.00
08/30/2017	Deposit						250.00
		cash	038-118				-50.00
		17-551921746	036-021				-50.00
		123264575	035-012				-150.00

Tuesday, Sep 26, 2017 08:33:43 PM PDT GMT-10