

Draft Minutes June 5, 2024

1. Welcome and Call to Order: Called to order at 2:11. Board Members-Doug Walker, Marcy Parco, Robert Gluckman, Cynthia Verschuur (Lahi) and Alexis Lee were present. Laurie Laughlin was absent

Also in attendance were residents Robert Stearns, Ursula Shover (Uschi), Greg Baker, Thao Mai and Tomas Mendola.

2. Reading and Approval of Minutes from Last Board Meeting: Read By: Alexis

Corrections needed:

Add to attendees, Jack D. Hash, David Sanchez

Cross out "connection was inconsistent, she left early"

Under 2.a. Abstentions add Lahi, change to 4 yays

Add 3:00pm Lahi left

Change to Copies of agenda will be printed out by Doug

Motion to approve amended minutes by Cynthia(Lahi), 2nd by Marcy

Motion PASSED Unanimously

3. Additions and Corrections to the Today's Agenda :

Corrections Needed: None

4. Old Business:

- a. Board Rules: We will be reviewing board rules, to ensure they fit the current operations of the board. Last year Uschi went through 10yrs of meetings & created a current list of rules. The last board voted on them.
- b. Signage -We need signs that reflect all the park rules...No trespassing was missed on the new ones we will post. The Front sign on the Kaimu side is rotting. Also one sign says Kalapana Seaview Estates, the other just Seaview Estates. Marcy will ask our local carver if he's willing to put in a proposal. We need a projected budget for special projects, which is difficult to do when we don't know who will pay dues. We will probably have one for the next meeting.

5. New Business:

- A. "Work Party" -The Board discussed community work parties as options for those wanting to work off dues. Lahi has helped these in the past and would like a quarterly work party

It was explained work parties for dues are not an option, future "supported" (supplied paid), Volunteer "work parties" may be allowed, if requirements were met. All involved would need to sign waivers, etc.

Past Board members explained that it is way more than just getting waivers, and that past parties were held without proper process and have had many issues. The board was again reminded that dues are the only money that comes into the association, and KSECA is not in the current position to waive any member's dues. The board should be focusing on collecting funds and not giving them away. Community Member Greg Baker (who has been helping prepare reports and create a budget) and President Doug added, that until the septic project is complete no money for new ideas can be spent

- B. Mailboxes - We are in the process of getting a more clear picture of what boxes are in use, and others that may have been assigned to a person vs an address, and that person may be deceased. In the case of new boxes being assigned, The board has set requirements and \$250, when a new box is assigned.

6. Announcements:

Donation of new website - For many years, we have lacked the additional funds to afford the creation of a new and modern website. Long time community member, Benjamin Cloud, is a web developer, who has donated his time and talent, creating a new website and helping Daniel Levy (our current website manager), update our websystems. The goal is to have a functional website, that is user friendly for all ages and will serve the needs of the seaview community. If anyone has suggestions, please send an email to the board.

10 . Board Reports:

1. RFPs are posted. Bids accepted through 6/21, with the new annual contracts starting July 1.
2. The bathroom upgrade will require us to seek estimates, so we can make the best choice.
Chris Laude lives in Seaview. Alexis will reach out to him for a bid. Doug said he would speak to him as well. Job requires engineers to pull permits and the association requires the project to be licensed and bonded.
3. Taxes & Audit
CPA Sandra Silva is running late completing our 2023 taxes. Best time to reach her is 9:00 am. Doug will contact her.
4. Parks
Lawn- The palm fronds need to be cleared out. "Work Party" was suggested ("Work party" was clarified as a volunteer opportunity, meaning no pay/voucher is given for the service) This would also require someone with a truck to haul the green waste to the transfer station

8. Treasurer's Report:

1. Bank balance was \$72,163.23 as of May 31, 2024
2. There were 9 payments processed for a total of \$3,801.76
3. There were multiple deposit received totaling \$10,724.80
4. Total amount of dues & other fees invoiced for 2024 is \$112,429.06
5. Total amount collected for 2024 to date is \$44,264.47
6. Total amount still to be collected for 2024 invoices is \$68,164.59
7. The percentage of dues collected for 2024 invoices to date is 39%

Motion to accept report - by Lahi, 2nd by Doug, PASSED Unanimously

Financial statements are posted every month on our website along with the minutes.

9. Next Board Meeting Date and Time

The next Board meeting will be held on Wednesday, July10, at 2pm at the Seaview Pavilion.

10. Adjourn/Recess: Motion to recess at 4:05 by Alexis, 2nd by Lahi, motion PASSED Unanimously The Board will meet in the exec session to decide the bids.

Minutes submitted by Alexis Lee