

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

Board of Directors' Meeting
Monday, February 12th, 2024 at 3pm

Draft Minutes

1. Welcome and Call to Order: Board President Robert Stearns called the meeting to order at 3:11pm. In attendance were Board Members Robert Stearns, Ursula (Uschi) Snover, Adam Sativas, Ronaldo Newton, Gary Polinsky. Board Members Laurie Laughlin was not in attendance. Kevin Sulgit arrived at 3:50pm. Community members John Dubois and Jack Hash were also present.
2. Additions and Corrections to the Agenda: Uschi Snover said that AGM Newsletter should be moved from New Business to Old Business and add Coconut Trimming to Front Park.
3. Announcements: Robert Stearns noted adding the "Meeting with Police" and "Coconut Trimming" to the Front Park section of the meeting.
4. Minutes from January meeting: Robert mentioned that "Robert asked Robert..." should be changed to "Robert asked *John*..." . Uschi moved to accept the minutes as changed without reading them aloud, Adam seconded, all voted in favor.
5. Treasurer's Report: Robert said that we have \$47,001.40 in our bank account as of January 31st, 2024. Total income for January was \$850. Park Maintenance for January was \$1200. \$81.14 was spent on supplies. Total current dues in arrears: \$214,949.38.
 - KSECA had planned to move to Quickbooks Advanced, but the special offer only applied to new users and for only 3 months, otherwise it would be \$2,400 for a year. Robert talked to Quickbooks and got them to offer it for \$1494.43 for a year for the first year. Uschi moved to amend the motion from last month to increase the amount to spend on Quickbooks to \$187 plus taxes. Gary seconded. All voted in favor.
6. Board Reports:
 - a. Taxes and Audit: Laurie got our taxes from Sarah Silva. We were charged \$350 per year and we had 4 years of taxes to complete. Adam delivered the completed tax forms to be sent to the IRS and State of Hawaii via Certified Mail. Gary asked how we were going to move forward with an audit. Robert said that Laurie Laughlin will work on that when she returns. A discussion about what years the audits would be held. Robert said the last audit was done in 2018 and that the new audit would cover all the years since then.
 - b. Bylaw Review Committee: Uschi worked with John DuBois to finish up the last of the Bylaw Corrections.

- Uschi motioned to change 30 days to 35 days in Article IV, Section 1 regarding the amount of time the newsletter is sent out before the AGM to be in accord with the Bylaws. Robert seconded. All voted in favor.
- Two more grammatical and accuracy corrections. Uschi motioned to accept them, Robert seconded, all voted in favor.

c. Front Park:

- Front Park Signs: Last month the Board discussed metal signs versus wooden signs and the discussion was tabled. Robert said that the metal sign company quoted him at a little under \$500 per sign and that we would still need to replace the posts and pay to have them installed. Kevin said we could cut off the old poles at the base with a sawzall. Gary wondered if the sign could be made out of two signs to increase visibility, Kevin asked if we could have 8 foot poles on which a sign could be hung every Sunday saying "Private Park, No Trespassing". Robert recommended tabling it due to the cost of the signs and the prospective cost of the new septic system.
- Security and Vendors Update: Kevin reported that there was no security last Sunday, there were vendors, and there was amplified music and fireworks. Robert asked how many vendors there were and Kevin reported that there were probably 6-8 vendors. Jack Hash said he came back to Seaview around 7:30pm that night and asked if the amplified music was part of the drum circle or not. It was reported that the amplified music was not part of the Drum Circle. Robert asked to move on to the next topic due to it being pertinent to the discussion.
- Meeting With Police Report Back: There was a meeting held with the Pahoa Police and several KSECA Board members in response to the letter regarding the Sunday Gathering. Robert asked if the letter could be posted on the KSECA website, Uschi said that it was not and that she would have it posted. Kevin reported that in his opinion the police do not want to do anything unless they are directed to by the Mayor. Uschi stated that the police do not have the numbers to address a crowd of 300+. Robert said that his takeaway was that the Police thought that KSECA would need a fence and better signage stating that only KSECA residents and their guests can use the Front Park. Kevin said that previous Boards had established rules for the Parks and that the Board decided that an owner could have up to 10 people as their guests. Uschi said that she does not recall that and that there is no evidence of that in the KSECA documents. John asked if the Police aren't responding if we should contact the newspapers. Robert said that he thinks the only way to limit it would be to have a group of 30 owners show up on a Sunday and ask vendors and others to leave. Adam stated that there is a process for giving out TRO's and that the Police will only respond to criminal acts and that in his opinion, giving out TRO's would be very difficult since most people would be unwilling to share their legal name. Uschi added that the Police stated that the problem with getting TRO's against the drummers is that they will claim to be guests of certain homeowners. John asked if the Police could be asked to come down with a Neighborhood

Watch and go around on Sunday and get I.D.s for vendors and others we want to issue a TRO to. Robert said that yes, if there was a Neighborhood Watch, that could happen, but currently there isn't one organized and with the numbers we need to deal with the Sunday crowds. Jack said that he thinks that the drummers and kids playing and such doesn't bother him and that only if there's a criminal act should we be calling the Police and that he wouldn't be a part of that group to come down and shut it down. Uschi said that we should table the discussion and that the new Board should address the issue. Robert ended the discussion saying that we should keep a good relationship with the Police. Uschi said that we received two more responses to our letter. One from the Mayor and one from State Representative Illigan, who said that he would like to come down in November to Seaview. Robert said that we will respond to those. Jack asked if we should bring the issue up at the AGM and Robert said that bringing up an open ended discussion at an AGM can really bring up too much discussion to be viable and that it should really be a small group effort.

- Coconut Trimming: Robert reported that our coconut trimmer Orind was told that a coconut fell and hit a child. The child was reported to be uninjured. Orind suggested that the trees get a "Resort Trim" twice a year. Robert asked if we wanted to act on that now or wait until the next Board. Uschi made a motion to have a small trim and coconut removal. Robert seconded. All in favor except Kevin Sulgit who opposed.

d. Pavilion Park:

- Playground Maintenance/Ohia Posts: Scott is continuing to work on the Playground and is in the final stages. He put up two new swings. Scott said that he would be happy to continue to work on it and that he would donate his time if it exceeds \$1000 in labor.
- Bathroom Reopening: Robert said that he met with a contractor and his estimate was about \$20,000 for the project and that we could not utilize any part of our old cesspool system due to its size and position in the park. Kevin says that he could do it for much less, somewhere between \$7,000-\$10,000 and has a plumber ready to go to complete the job. Robert asked if we should lower the estimate in the letter to \$20,000 as opposed to \$25,000. Kevin said that the total cost for materials is about \$5,000. A discussion was had regarding the specifics of decommissioning the cesspool and putting in the new septic. Robert said that he would change the article to ask to spend up to \$25,000 on the new septic and decommissioning the old cesspool.

7. Old Business:

a. AGM/Newsletter:

- Robert said that former bookkeeper Patti says she thinks she'll be able to help during the AGM sign in process.
- Robert said that there is a President's Report, a Bathroom Reopening Article, an article about Sunday Gathering, and a Survey regarding the Sunday Gathering.

- Adam reported that the two print companies do not have the capability to automatically stuff the envelopes. We could pay to have them do it for approximately \$1 per envelope.

8. New Business:

- a. Update Board Rules: Tabled

9. Adjourn/Recess: Robert moved to adjourn the meeting at 5:27pm, Uschi seconded, all voted in favor.

The next Board meeting will be on March 11th at 3pm at the Pavilion Park

Minutes submitted by Adam Sativas