

Kalapana Seaview Estates Community Association
12-7017 Kalihikai #4537, PAhoa, HI 96778
Draft Agenda Board of Directors' Meeting
Wednesday, Aug 7th, 2024
Called to order at 2:20 pm

1. **Board Members Present:** Marcy Parco, Doug Walker, Barbara Weber, Cynthia(Lahi) Robert Gluckson, Alexis Lee: Members present: Greg Baker, Robert Stearns, David Sanchez, John Dubois, Jack Hash (til 4:00)

2. **Additions to agenda:**

New business: Front park perimeter, Handyman, Mailboxes

3. **Announcements:** Laurie will set up a meeting for the community, with a woman who's working on renaming areas back to their original Hawaiian name. Some community members are interested in renaming the subdivision, to its Hawaiian name.

4. **Reading of Minutes**

Cynthia (Lahi) moved to approve corrected minutes, Barbara 2nd: Motion Passed unanimous

5. **Treasurer's Report**

Bank Balance	\$ 78,049.29 as of July 31, 2024
Payments processed	\$ 2,433.80
Multiple deposits	\$ 5,206.87

Overview of Financials From Bookkeeper

Total estimated amount of dues & other fees 2024 invoiced is \$112,439.06

Total collected for 2024 to date- \$52,410.86

Total amount to still be collected for 2024- \$60,018.20

Percentage of dues collected for 2024 Invoices to date- 47%

Total Expenses for 2023 was \$55,927.

Only \$52,410 has been collected for 2024 to date.

At this trend,there would be a deficit of \$3,510.for 2024, after covering required business.There was discussion as to why developing a working budget is so difficult. This is because we are unable to estimate how many people will be paying their dues and when, so we can't know how much actually will be coming in each year.

6. **Board Reports/ Updates**

A) Filling the last board position. Doug proposed to bring onThao, who has experience, and has expressed. Cynthia (Lahi) proposed to David Sanchez, who's been on board before during covid. He declined the nomination. David Sanchez then stated he too supported Thao being on the board. She has been invited to attend a meeting to express her wish to join the board.

B) Parks and Septic project: Doug is overseeing this project, and meeting with engineers to get bids and get things started. They were asked for an estimate to see if the \$25,000 allotted last year is enough, and they felt it should be sufficient to complete the project. We are currently working on getting the plans drawn up. Updates will be given as things move along.

7. Old Business

A) Park signs- Pahoa police said we need to put up 'No trespassing' signs, and have a defined perimeter before they can help. For now, the signs which are already made, and separate no trespassing signs will go up in September when the coco trees are trimmed.

B) CPA is close to delivering last year's taxes. Should have by the end of next month.

C) Board Rules- Cynthia(Lahi) volunteered to be on committee to look at board rules documents from the previous Board. She will bring back suggestions. Discussion also followed on new rules Cynthia(Lahi) suggested. Presently no action taken.

D) The Clerk will work with the web support to look into streamlining board emails, so Directors inboxes aren't flooded with emails not pertaining to them. A new email for board member communication will be created, so that discussions are not lost in the business emails. General business emails will still be visible to all in the "googlegroups".

8. New Business:

A) Handyman- Cynthia (Lahi) shared that Scott Stone accepted the position as handyman last year and wanted to do it again. It was suggested that if Scott wanted to apply to the RFP he can. It was discussed that most handyman jobs in past years were done by volunteers, and for now there is nothing at this time requiring that service

B) Taking Back Mailboxes - Mailboxes are not being "taken back". If a box has been assigned to an address by the association, in almost all cases, when a home is sold the box will remain with the address. Once the buyer updates their information with KSECA and Bambi, the box is re-keyed after fees are paid.

9. Member concerns (Park & Board Business Topics Only)

A) John Dubois- Possible Bylaw Review Committee. He proposes we reinstate the committee which would submit corrections to the board to review. It will be discussed further at the next meeting.

B) Discuss getting State, County and local officials involved in policing parks. Robert Stearns was in touch with them last year. He doesn't mind being an intermediary between us and them. They are aware of the issues. Police told us that they need us to create an official violation form (Ex; No Trespassing). Only after we have told/shown violators they broke a park rule by handing them this form, will the police enforce or get involved

C) Park Perimeter Committee - Discussion was had regarding the park perimeter committee, which was formed by Daniel Levy after the AGM, then also advertised in the KSECA site. It was clarified that this is not a board committee, but one of private residents. They shared that they will report their ideas to the board. Final project would require a vote at the AGM.

D) Kevin Kushel- (Neighborhood Watch) Suggests gating the mailboxes, to stop people camping in them at night.

10. Next Meeting Wednesday, September 18 @ 2:00pm

Meeting adjourned at 5:05pm

Scribed by Alexis Lee