

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

**KSECA Board of Directors Meeting
Monday, July 10th, 2017, 4:00 P.M. at the Pavilion**

DRAFT MINUTES

1. Call to Order : At 4:07 PM, 7/10/17, Hazen Komraus, President, called the meeting to order.
 - A. Board Members Present: Hazen Komraus, Jean Howell, Alex Enderle, Phil Hartman, John DuBois, and Sean McCroury (Sean joined the meeting at 4:22 PM).
 - B. Board Members Absent: Stone O'Daugherty
 - C. Residents Present: Kevin Kalley, Jacob Turner, Ben Wariner, Kukana Susan Dominguez, Tim Prindable, Jeffery Wise, Jeranium, Joe Garramone.
 - D. Opening Statement: The Opening Statement was read by Hazen.
 - E. Additions/Corrections to the meeting Agenda: None
 - F. Announcements: None
2. Treasurer's Report
 - A. Alex read the June Report. Jean made a motion to accept the June Treasurer's Report as read; John seconded the motion. The motion passed unanimously.
3. Minutes June BOD Meeting:
 - A. Hazen read the minutes from the June BOD Meeting. Changes/corrections were made for inclusion into the Final Minutes. Jean made a motion to accept the June Bod Meeting minutes as read and corrected; Alex seconded the motion; There were four ayes, 2 abstentions (John and Sean).
4. Clerk's Report
 - A. There are now 13 on the mail box waiting list. There are 4 people who will be placed on the mailbox waiting once they move to Seaview. These are people who own property here but are not living here at the present time. No new mailbox activity.
5. Resident Concerns
 - A. None
6. Board Business Reports
 - A. Pavilion Park Permaculture/Perimeter Project including work party: No report
 - B. Parks
 1. Horsemats for playground: two mats installed, one more to add, corners could be a problem; Hazen will talk with Dave Hoffeld about trimming the corners when all three are in. Hazen will also talk with Dave about the feasibility of the swings be set a bit farther apart, or eliminating one swing (per suggestion by resident, Joe Garramone).
 2. Lawn parking Issues: No report.
 3. Helipad grass: Kevin Kalley volunteered to use his soil machine to test soil prior to planting.
 4. Freebox: the board discussed ways to secure the Free Box. Hazen mentioned open air doors and will check the price.
 5. Pavilion Park Gates: It was mentioned that the handicap spot is always occupied, usually by an able-bodied person. Also, it is believed that the AGM motion regarding the Pavilion Park Perimeter Project indicated that the gates are to remain open during the day. John made a motion that we open the gates during the day "temporarily" until we can research the AGM intention. Hazen seconded the motion; Five ayes, one nay (Alex); the motion passed.
 - C. Mailbox Center:
 1. Jean reported that the committee is now working on a "special use exemption" and a "shoreline assessment waiver." It is believed that both of these are a formality.
 2. It was also reported that the USPS has no funds to come to the upper park.
 3. Kevin Kalley reported that according to Robert's Rules of Order, we can't change the location of the mailbox structure at this late date without another AGM vote.
 - D. Website : No report.

7. Old Business

A. Update Contracts: Jean reported that all current contracts are signed except Paradise Property Maintenance. Jean is in correspondence with them to get a signed contract.

1. John indicated he initiated a conversation with our insurance agent who told him that board members who are not “legal” board members would not be covered under their policy. John explained that “legal” meant board members who were on the board based on notarized letters. John cited the “legal rationale” portion of 421J as the basis of this belief.

B. Dues in Arrears, Audit, and Budgetary Issues:

1. John is not working on dues in arrears. John said he did not have current data. Alex said he believed the data John received from Phil in April, 2017, had not changed appreciably and that John could start the process. Never the less, Alex agreed to provide John with changes since April.

C. Legal Matters, 421J, and Attorney:

1. Legal matters tabled.
2. It was noted that 421J was now under the Bylaw Committee.
3. The bylaw committee has met twice and will need a third meeting before asking the board for direction.

D. Park violations: Ben Wariner said he felt frustrated by the process of having to ask permission to use the Pavilion Park for the Reggae Music events and indicated that there would be no further Reggae events in the Pavilion Park. He said he did not believe “loudness” was the problem. Hazen said the only reports he had received were based on loudness. After a long discussion, Ben decided to leave the meeting. John asked Ben to stay for the next item on the agenda and he did.

E. Convening Bylaw Review Committee, Ballot Voting:

1. John told Ben and other residents present that they could join the bylaw committee. The next meeting will be at Jackie’s home on 7/24/17. John asked that the committee meet in a public place. Jean said the meetings were held in homes because they usually continued after dark. Hazen said it was up to the committee to decide where they would meet.

F. Work Parties: no report

G. Board Best Practices: John asked for clarification regarding “keeping up with informaton.” Jean explained it would be up to John to get information that the board shared via email.

H. Board Rules : Jean is researching Board Rules. No report.

I. AGM review:

1. John stated that he didn’t get a chance to address the paper work he submitted by hard copy regarding AGM review because he was absent from the June BOD meeting. John said he felt there was “vote tampering” at the last AGM election mentioning three proxie votes that were issued incorrectly. Hazen asked John why he did not complain at the time as he (John) was on the election committee and John said he wasn’t aware of it at the time. Jean added that the election committee became aware of the three proxie errors after the election and, upon researching the mistakes, found that there were only three, that they were not intentional, and that they had no effect on the outcome of any election issue. Jean said steps will be taken to make sure the same mistakes will not occur in the future.
2. John said he believed the 2017 AGM newsletter went out with “doctored” language that did not comply with 421J. John said the board should seek an attorney’s advice on 421J. Alex said he is still looking into an attorney for just such a procedure.

8. New Business: No new business.

9. Announcement of Date of Next BOD Meeting: The Next BOD Meeting will be at 4:00 PM, on 8/14/17, at the Pavilion Park. Sean made a motion that the meeting be adjourned; John seconded the motion. The motion passed unanimously. The meeting was adjourned at 6:52 PM.

