

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

KSECA Board of Directors Meeting
Monday, August 9th, 2018, 4:00 P.M.

DRAFT MINUTES

1. Call to Order:

4:16 p.m. BOD members present – Stone O’Daugherty, Richard Valdez, Hazen Komraus, Alex Enderle, Sean McCrory, Jean Howell. Absent: Kelly Finn.

Members in attendance: Rose Jeranium, Archer, John DuBois, Jamie Valerie (arrived after sign in sheet)

- A. Opening Statement: Read by Sean
- B. Additions/Corrections to Agenda: None
- C. Announcements: None

2. Treasurer's Report

A. Missed Reports: Stone read the July Treasurer’s report. Dues in Arrears amount owed is currently \$138,324.32 (the most recent figure as of April). Motion to accept the July minutes was made by Alex, seconded by Richard. Unanimous; motion passed.

Stone and Patti Lightcap met so that Stone could learn the QuickBooks system.

Note: April, May, and June Treasurer’s reports have not been reported or accepted as of yet due to lava flow evacuations and e-meetings.

3. Minutes July Board Meeting

Read by Hazen: Corrections – replace Luane Taft with Lynne Tuft, add Jeranium to those present.

Not noted who made motion and 2nd to accept but passed unanimously

4. Clerk's Report

Jean is working with Bambi, our mail carrier, to identify boxes that are not in use post eruption in addition to the five that were previously identified.

5. Board Business Reports

- A. Pavilion Park Permaculture/Perimeter Project
Hazen has emailed Scott and hasn’t received response – will email again.
- B. Parks

1. Vendors in Park -tabled
2. Helipad grass -tabled
3. Palm Fronds

The RFP has been posted and one response received. Consensus was that the bid was too high. Jacob Tuft may be interested in having the fronds taken to his lot which could reduce the cost.

4. Paint Catchment

Dave Hoffeld treated for rust. Richard and Stone have been unsuccessful in locating paint.

5. Hazen will contact Dave about the fan at the pavilion.

6. Free box

Jeranium asked that she be allowed to place a “closed for cleaning” sign on the freebox while she is cleaning as she is finding it difficult to clean while folks are rummaging.

Jean requested that the gate nearer to the free box remain closed and locked for the foreseeable future. There are many nights when there is activity between closing and dawn.

C. Mailbox Center

The permit is ready to be picked up. In order for it to be picked up, a licensed contractor’s name must be on the plans. Hazen will contact Bob about obtaining builder’s copy of the plans.

Motion by Richard, seconded by Alex to put out an RFP which will state that KSECA is soliciting bids from licensed contractors for building a resident mailbox center in the KSE front park. Plans are available for viewing. Proposals must be received by October 31, 2018 to be considered; and that bids be reviewed at the Nov. 8, 2018 Board meeting. Unanimous; motion passed.

D. Website

Hazen will follow up with Kelly re updating the bylaws to reflect changes in verbiage from AGM. Richard would like the website welcoming verbiage consistent with bylaw language and common practice.

- E. Eruption Issues: The EPA has removed its monitoring equipment from Seaview.

6. Old Business

- A. Contracts: Contracts were reviewed, and none determined to be in need of placing RFP. Jean will update and contact the vendors for signatures.
- B. Dues in Arrears, Audit, and Budgetary Issues
Alex will ask Mike Garbarino for an approximate cost per lien. Kevin Kalley offered to help the BOD as he has knowledge of filing liens in other states.
- C. Legal Matters and Attorney (Insurance review)
- D. Contact Lists
- E. Membership Bylaw Review Committee

The committee will hold its first meeting Aug 20, 2018, 4:30 p.m. at Mark Hinshaw's home. While this is an open meeting, it is a working meeting. Please respect the process of the committee.

7. Resident Concerns

Parking by attendees at Monday music at the pavilion was brought up. Jean will bring this concern to Linda Craig.

Archer was concerned that the clean water program was being singled out for the wide range of announcements being sent out. Discussion among Board members centered around the potential for soliciting commercial gain, pavilion not permitted for the event, and the geographic scope of the announcement posting.

Archer assured the board that no commercial activity was taking place during the monthly program and agreed to lessen the geographic area of her announcements to only include communities in the Red Road area.

Stone or Sean suggested that a Usage Rule Sheet be drawn up and that we discuss this among ourselves via email and return next month prepared to discuss rules and potential consequences.

8. Announcement of Date of Next BOD Meeting

Next meeting Sept 13, 2018, 4:00 p.m. at the pavilion

Adjourned at 5:13PM. Motion by Stone, seconded by Alex. Unanimous; motion passed.

Minutes submitted by Jean Howell & Kelly Finn.