

# KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION

R.R.#2, Box 4537, Pahoa, Hawaii 96778 (808) 965-8711

## MINUTES

### Board of Directors' Meeting, September 14, 2003

The twice-postponed September meeting finally convened at Garry's house. Present: Garry, Cyd, Bo Rohden, Grant, Athena, Robert, Greybeard, Helen and Jim.

**Parks** - Rambling discussions on how to manage park and pavilion use resulted in the following course of action:

- (1) Board members resolved to spend more time in the park; and
- (2) Signs would be professionally made to include the messages
  - a. Private Property
  - b. This Is Not A Public Park
  - c. Enter At Your Own Risk
  - d. Park Hours - 7a.m. - 8 p.m.

**Call to Order and Minutes** -- The meeting was called to order at 10:15 a.m. by Garry. Minutes for July and August were distributed, read and accepted unanimously as presented.

<b><u>Treasurer's Report</u></b>	Balance - July 1, 2003	\$10,493.47
	July 31, 2003 (includes 2 mowings)	10,768.58
	August 31, 2003 (R.E .taxes, etc.)	8,918.88

A request to arrange for computer printout of treasurer's reports was made. Grant agreed this could be done. He and Jim will conspire to make this available for board meetings.

**Internet Service Provider:** To expedite matters Jim signed up for a low-priced ISP and asked if he could just be reimbursed for monies spent in this regard.

**MOTION**, by Garry and seconded by Athena: "To authorize Jim to manage computer operations."  
**MOTION CARRIED UNANIMOUSLY.**

**Liability Insurance** -- Athena reported her discussions with Glenn Santos, our insurance agent. Glenn approved the wording of the signs as reflected in the preliminary Park discussion above and he also suggested we get in touch with the lot owners and explain why we are unable to pay a \$15,000 insurance premium this year. He stressed that prompt notification is important and will ensure we have covered all the bases. Glenn said he will periodically check every six months to search for a lower rate for KSECA. A formal letter from him explaining the premium rate and his continuing search for a lower premium has been received that we can send to the lot owners with our notification letter. Grant is drafting a letter for this purpose.

Board members agreed to the following course of action: Post disclaimer of liability; Demonstrate good faith; Notify lot owners. Assess risks; Notification separate from newsletter mailing and asap.

**Excluding Vehicular Traffic from Pavilion Area** -- It was agreed by all board members that restriction of traffic around pavilion area to disabled parking space only was necessary to manage smooth pavilion operations. Discussion centered around three methods available: large rocks; large ohia posts; chain and possible combinations thereof A plan of action would be made when we have the signs in hand.

Motion to Adjourn unanimously agreed to at 11:40 a.m. Submitted by GreyBeard, Scribe