

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

Annual General Meeting
Sunday, April 28th, 2024

Draft Minutes

1. Call to Order: President Robert Stearns opened the meeting at 1:04pm. Present were Treasurer Laurie Laughlin, Vice President Kevin Sulgit, Clerk Ursula (Uschi) Snover and Member at large Gary Polinsky as well as 78 Members. The President reiterated that the purpose of the AGM is to inform the members of KSECA's finances, to elect a new Board and to vote on the motions that were presented in the newsletter.

- 1.1. Confirmation of Quorum: The required quorum of 12 Members in Good Standing was met.

- 1.2. Additions and Corrections to the Agenda: Announcements were added as well as New Business.

- 1.3 Announcements:

- Robert expressed apologies for the mistakes in the newsletter and explained how they came about.
- Robert thanked Scott Stone, Hazen Komraus, Stone O'Daugherty, Kevin Horton, Damon Brunelle, Danil Kozyatnikov and Adrian Stroescu for volunteering to replace 3 of the most damaged Ohia Posts and Laurie Laughlin for providing lunch for them.
- Robert encouraged the members to take the survey about the Front Park issue and reported that as of yesterday less than 10% of the cast votes were in favor of it.
- Robert informed the attendees that both Sheryle (Sativa) Sultan and John Dubois withdrew the motions they made at the last AGM.
- Robert thanked his fellow Board members for their service.
- Robert thanked John Dubois and the other members of the Bylaw Review Committee for their work.
- Robert thanked John Dubois for organizing the sign-in table.
- Robert thanked Kevin Kushel for starting and maintaining a Neighborhood Watch program in Seaview.

2. Treasurers' Report: Laurie gave the Treasurer's Report based on the financial statement that was published in the newsletter. Greg Baker offered to help find an answer to the question what "unapplied cash payments" are. Robert reported that our balance is slightly up compared to last year but that so far only a third of the members have paid their dues and that bookkeeping is now costing us twice as much as before. Kevin Kalley stated that the association loses a lot of money by not enforcing payment and Kevin Sulgit stated that KSECA collects all outstanding dues when a property sells and goes through Escrow.

Kevin Kalley asked why the Pavilion and Bathroom were not listed as assets and Patti Lightcap said the bookkeeping for them was done before she became bookkeeper and that yes, that rightfully there should be an estimated value put to them.

Somebody asked when the last audit was done. It was in 2018. Laurie reported that the only firm in Hawai'i doing audits for homeowner associations is asking \$10,000 for it.

Laurie motioned to accept the Treasurer's report, Lahi Verschuur seconded, the majority of the attendees called out their agreement.

3. Minutes from April 4th Bod Meeting: Hazen Komraus motioned to accept the minutes without reading them out loud, seconded by Laurie, the majority of the attendees agreed.
4. Elections and Voting: Robert announced the proxy count: 20 proxies were distributed of which 13 were assigned to individuals, 2 to quorum and 5 to the BoD majority present. A total of 136 ballots were distributed of which 5 were distributed to the BoD.

Robert said that most proxies were not notarized or not filled out correctly and urged the next Board to evaluate the necessity of notarization to make voting easier again.

Robert asked for volunteers for the election committee; Alexis (Lexy) Lee, Inika Spence-Whaley, Robin Worley, Cynthia (Lahi) Verschuur, Abbie Rabinowitz, Mary Rose Love and Dana Butler volunteered.

Because some people wanted to cast their ballots for the Upgrade to Septic and the Bylaw amendments Robert explained the balloting boxes for those votes. Lahi Versdhuur asked about the possibility of using a composting toilet and Abbie read a statement from her partner Chris Laude, who works as an engineer for the County's Wastewater Department, detailing the many requirements associated with a composting toilet and recommending upgrading to a septic system.

Nominated as candidates were Greg Ward, Robert Stearns, Uschi Snover, Mary Rose Love, Inika Spence-Whaley, Lexy Lee, Abbie Rabinowitz, Lahi Verschuur, Robin Worley, who is not an owner, Edmond Schamass, Galen Alpine, Coire Langham, Dana Butler, Susan Overly, Tom Mendola, Danil Kozyatnikov, David Sanchez, Kristin Lowery, Sharon Berkowitz, Kevin Kalley and Susanna Mack. All of them declined.

At a later point David Gluckson, Marcy Parco, Lexy Lee, Lahi Verschuur and Doug Walker volunteered to serve.

John Dubois moved to accept the 5 candidates by acclamation and that one of them should sign a waiver because he/she will only be serving 1 year instead of 2, seconded by Daniel Levy. Alexis volunteered to sign the waiver. The 5 candidates were approved by acclamation, there were no nays. Robert welcomed them to the Board.

5. Old Business:

- a. Vote on Bylaw changes: 108 ayes, 12 nays, 2 abstentions, motion passes.
- b. Vote on Pavilion Park Septic System: 103 ayes, 16 nays, motion passes.

6. New Business:

- a. Patti Lightcap would like to see that the neglected fruit trees in the Pavilion Park be taken care of regularly in order to produce fruit for the community.

- b. Daniel Levy moved to form a committee that works out a plan for the perimeter of the Front Park, seconded by Hazen. After a discussion Daniel withdrew his motion and said he will present his idea at the next Board meeting.
 - c. Hazen Komraus suggested that the Board and Membership investigate and/or pursue an individual or management company to handle all association paperwork and scribe, clerk, parliamentarian and archivist work that is legally allowed. An effort to maintain a legacy knowledge base for new Board members and legal records should be pursued. Stone O'Daugherty said that in 2012 or 2015 such a motion passed at an AGM.
7. Adjournment: Tim Sullivan motioned to adjourn, seconded by Hazen Komraus, the AGM was adjourned at 3:50pm.

Minutes submitted by Uschi Snover