

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

KSECA Board of Directors Meeting
Thursday, November 12, 2018, 4:00 P.M.

DRAFT MINUTES

1. Call to Order:

4:11 p.m. BOD members present – Stone O’Daugherty, Hazen Komraus, Kelly Finn, Sean Crowne, Jean Howell. Absent: Alex Enderle, Richard Valdez

Members in attendance: Rose Jeranium, John DuBois, Kevin Kalley, Adam Dominguez, Susan Dominguez

A. Opening Statement: Read by Jean

B. Additions/Corrections to Agenda

C. Announcements: Stone announced his resignation from the Treasurer position.

2. Treasurer's Report

A. Stone read the October Treasurer’s report. Dues in Arrears amount owed is currently \$128,146 while our total assets are \$99,342.

3. Minutes October Board Meeting

Read by Hazen: Corrections were made.

John D. wants added that he has requested the name of the person who assisted the bylaw review committee as he contends they are a BRC member.

Stone made motion to accept the draft October minutes as corrected, seconded by Jean. Unanimous; motion passed.

4. Clerk's Report

Jean reported that she is waiting for a list of unused mail boxes from our mail carrier. Once a box is confirmed to be unused letters will be sent to the box owner and the box number will be posted for information on its status.

5. Board Business Reports

A. Parks:

1. Paint Catchment- This project may be done at a work party at a future date.
2. Free Box- Rose Geranium reported that people are dumping their garbage at the pavilion and in our freebox. Susan D. reported seeing needles in the trash at the pavilion bathroom. These concerns could pose a safety hazard. Susan D. reported a

lot of people using the front park on Sundays but not much trash being left. However, she also reported unattended small children with one child crawling into the hatchback of her car. One person defecated in our park. Sean asked Aloha Concierge about doing security in the front park on Sundays (\$50/hr).

Susan D. suggested we could put grills in the pavilion park. John D. supported the idea and suggested if it were built out of lava rock it would last longer.

Jean made a motion to secure the free box so it is closed at night, seconded by Kelly. Four ayes; one abstention (Hazen); motion passed.

3. Pavilion Usage Policy- Tabled.

4. Vending – Susan D. asked about vending in the parks and the board explained that it would be contrary to County law and our Articles of Incorporation.

B. Mailbox Center

The RFP proposals were due by October 31, 2018 and one bid has been received. Sean made a motion to accept the mailbox center bid, seconded by Jean. Unanimous; motion passed.

C. Website—We will change our welcome statement to reflect language in our bylaws.

6. Old Business

A. Contracts: No report.

B. Dues in Arrears, Audit, and Budgetary Issues – Kevin Kalley is working with Jean on this matter. Sean said he can get a discount on printing so we may use this for our upcoming printing needs. The KSECA phone is currently not connected so we will look into getting it reconnected and going straight to voicemail and then emailed to the board. Stone is working on getting all past financials posted with the minutes. We will look into online banking for our accounts.

C. Legal Matters and Attorney – Tabled.

D. Bylaw Review Membership Committee --The committee has finished its proposed updated version and it is being reviewed by the committee members and then will be sent to the board.

7. New Business

A. Newsletter/AGM – We will look into sorting out the international bills for ease of postage and mailing. Kevin K. volunteered to be the newsletter editor. Jean made a motion to appoint Kevin as our 2019 newsletter editor, seconded by Kelly. Unanimous; motion passed. John D. brought up if Kevin is a member. Kristin volunteered to help with newsletter layout and Daniel will also help. Mahalo!

B. Holiday Meal- Proposed to be held January 1st; the board is soliciting for a volunteer organizer.

C. Treasurer- Stone will talk to Richard and Patti about the duties. We will also look into using e-checks rather than paper checks.

8. Resident Concerns – John D. said a motion to keep open the pavilion park gate open during the day passed at the last AGM and is not always being done. We explained one gate was damaged so it was being left locked during the day. We may discuss at this year's AGM, allowing the board discretion to decide whether the gates are open or not during daytime hours.

9. Announcement of Date of Next BOD Meeting

Meetings are being changed to Thursdays to accommodate board members. Next meeting Thursday, November 13, 2018, 4:00 p.m. at the pavilion

Adjourned at 6:07 PM.

Minutes submitted by Kelly Finn.