

Kalapana Seaview Estates Community Association  
12-2017 Kalihikai St. # 4537 Pahoa, HI 96778

Board of Directors' Meeting  
Monday, November 14, 2022, 4pm  
**Draft Minutes**

1. Welcome and Call to Order

Robert Stearns opens the meeting at 4:04pm. Present are Board Members Robert Stearns, Kevin Sulgit, Diana Angell and Ursula (Uschi) Snover and Rhianna Mercier via phone. Absent are Skyler Kodani, and Jhayne Wessel. Also present are residents Petra Kochs, Tomas Mendola, David Sanchez, John Dubois, Tim Printable, Anita Weeks, Ben Wismer, Vid Grande (?), Christopher Noble, Aileen Wilkie, Kathy Archer, Camilla DuLac, Coire Langham, Silke Korfmacher, Michael Becker, Daniel Coles, Steve Lelievre, Patti Lightcap, Johnny Langham, Rose Jeranium, David Hoffeld, Lisa Bartoletti, Doug Walker, Laurie Laughlin, Shanti Overly, Lilly Cougeni (?). Jhayne joins the meeting at 4:07pm.

2. Additions and Corrections to the Agenda

- 2 statements from 2 attending residents
- Patti adds relocation of KSECA phone to New Business

3. Announcements

- Petra Kochs speaks about the health hazard Helco's smart meters may create and recommends that residents opt out of letting Helco install them at their home. The flyer she brought with will be posted on our website.
- Camilla DuLac requests 3 ByLaw changes that would bar non owners from being allowed to serve on the Board to be presented in the Newsletter to be voted on at the next AGM.
- The Board did not hold an executive meeting following the October Board meeting.

4. Minutes

- Diana reads the October Minutes, Uschi motions to accept the minutes as corrected, Diana seconds. Vote: Robert, Jhayne, Diana, Kevin, Rhianna und Uschi vote aye, motion carries.
- 2019 AGM minutes are tabled until the 2022 AGM where they will be read.

Skyler joins the meeting via phone at ca. 4:45 pm.

5. Treasurer's Report

Patti gave the Report, Cash on hand is \$31,220.84. Jhayne motions to accept the report, Diana seconds. Vote: Jhayne, Diana, Skyler, Kevin, Uschi and Rhianna vote aye, Robert abstains, motion carries.

John Dubois reminds the Board that the DCCA filing needs to be updated, Uschi will see to it.

a. Taxes and Audit: Jhayne motions to post a RFP requesting bids for an auditor and a CPR for our tax declarations on our bulletin board and website, Rhianna seconds. Vote: Diana, Kevin, Uschi, Jhayne, Rhianna and Skyler vote aye, Robert abstains, motions carries.

b. Late Fees: Late Fees have not been applied since the beginning of Covid. Jhayne motions to discuss late fees in executive session, Diana seconds. Vote: Kevin, Jhayne, Diana, Uschi, Rhianna and Skyler vote aye, Robert abstains, motion carries.

## 6. Board Report

### a. Sunday Front Park Issue:

- Jhayne said that there was a general consent at the Special Meeting to end the Sunday Lawn Party because of liability issues, Patti disagreed by saying that there was no consent, but people were divided and that there was rather a consent people wanted the vendors to be gone but the drumming to go on. Robert disagreed and stated that there were 500 people or so when this Board was voted in, after the vendors were gotten rid of there were now maybe 200-300 people. And also he stated that accidents happen and that we are responsible. He said just wants the park to be safe. And that nobody get everything he wants, there needs to be compromise.
- Skyler stated that we are in violation of State and County ordinances and that they are keeping record.
- Steve asked about his personal liability. Some residents believe that a lien can only be put on the park(s), others stated that not to be the case and that every owner is personally liable and a lien could be put on his/her property. Kevin pointed out that our liability insurer will refuse to cover an incident on a Sunday because it is not covered by the scope of our insurance.
- Laurie suggested to put "at your own risk" signs up. Jhayne said there was no need for such signs because they would signal that the lawn is open to the public but suggested that "no trespass, private property" signs offer a bit of protection.

### b. Pavilion Park:

- Evaluation Volunteer Freebox Maintenance: Kevin thinks to be more volunteers taking care of the Freebox. Aileen volunteered her help and suggested to cut the bushes around the corner of the pavilion in front of the Freebox, Doug volunteered to do that. The volunteers will form a committee under Jeranium and Laurie's leadership.
- Bathroom: Jeranium leaves the bathroom open 24/7 but locks gate and Freebox at dusk. She will not come at 7pm to lock things up. Sign on the side of the bathroom building reads 7am to 7pm. The Board will inquire with the police whether firm hours are required or if dawn to dusk suffices.

## 7. Old Business

- a. Indemnity Insurance: Robert reported that for November 28 a meeting in person with our insurance agent is set.

## 8. New Business

- a. Update Board Rules: was not addressed.

b. Newsletter: As per our ByLaws an editor has to be elected by the Board. Jhayne volunteered to be the editor. Kevin motions that Jhayne be the editor for the 2023 Newsletter, seconded by Diana. Vote: Kevin, Skyler, Diana, Rhianna and Uschi vote aye, Robert and Jhayne abstain, motion carries. Coire volunteered to help Jhayne with the Newsletter.

Rhianna rang off at ca. 5:45pm.

- c. Relocation of KSECA Phone: will be discussed in executive session.

## 9. Recess

Robert motions to recess the meeting at 6:01pm, Diana seconds. All voted in favor, meeting recessed until the executive meeting.

The next Board Meeting will be held on December 12, at 4pm at the Pavilion.

Minutes submitted by Uschi Snover