

Kalapana Seaview Estates Community Association
12-7017 Kalihikai #4537, Pahoa, HI 96778-7842

Board of Directors' Meeting
Monday, August 14th, 2023 at 4pm

Draft Minutes

1. Welcome and Call to Order: Meeting called to order at 4:08. In attendance were Board Members Robert Stearns, Uschi (Ursula) Snover, Kevin Sulgit, Laurie Laughlin, and Adam Sativas. Also in attendance were residents John Dubois, Ronaldo Newton and Michael Crawford.

2. Additions and Corrections to the Agenda: None

3. Announcements:

Belly Acres/Lot consolidation: Robert wrote a letter to the Planning Commission regarding how their consolidation might affect Seaview's zoning and 421J status or any other effect. Robert was in the Planning Department in Hilo and was able to meet with someone in person. The person Robert met with did not think that there would be any effect but that someone would mail that in an official response.

Insurance: As of today, Seaview has liability insurance after a lapse of a few weeks. Seaview had only one choice for a policy and provider. Our new rate is higher than before at \$7,180.12 but we unfortunately had no other choice. Adam made a motion to accept the new insurance policy, Laurie seconded. All voted in favor

Executive Session: At the July Meeting it was announced that there would be an executive session. No such session occurred.

New Board member applicant: Ronaldo Newton expressed interest in being a Board Member via email. Ronaldo came in person and gave us a short introduction to his background working with a County in Northern California and worked in union negotiations. Kevin made a motion to accept Ronaldo to the Board, Laurie seconded. All voted unanimously. Ronaldo will replace Diana Angell and his term will come to a close in 2024.

4. Minutes from July meeting: Read by Adam. Kevin motioned to accept the minutes, Adam seconded. All in favor.

5. Treasurer's Report: Laurie gave the report, as of July 31st, 2023 there were \$59,836.27 in our Bank account. The financial statements will be posted with the minutes on our website.

6. Board Reports:

a. Taxes and Audit: Laurie found a tax accountant Sandra Silva who would do our taxes for the last four years (2019-2022) for \$1,700.00. Uschi made a motion to accept this,

Laurie seconded. All voted in favor. Kevin stated that in our charter KSECA is a non-profit but we have not kept up on filing as a 501c (non-profit status). Our new accountant will take care of that filing. We will begin the process of finding an auditor once our taxes are filed.

b. Dues in arrears letter: Robert read the letter he drafted. Kevin said that we should make sure that the letters get to the landowners accurately. Uschi suggested that we have a letter stuffing party. Adam suggested we send it to everyone and that we email, post to the FB group, and on our website. The Board will set that date together.

c. Bylaw Review Committee: Member John stated that the BRC has had a few meetings and has sent out corrections and proposals. The corrections will be noted in the newsletter and then the changes will be made. The Board accepted that by consensus. John said the amendments should be voted on by the Board. The amendment changes will be on agenda of the next meeting and will be voted on by the Board. The next meeting of the BRC will be August 21st at 4pm at Pavilion Park and still has openings for new members. There was a discussion regarding Bylaw amendments, annual general meetings, and executive sessions. Robert asked that John provide the specific language in Robert's Rules of Order that align with the BRC Bylaw changes, especially concerning raising dues in Executive Sessions, what can be voted on at an AGM, and contracting members for our contractor positions.

e. Front Park:

-Security Patrol: On Sunday, Kevin personally talked to all vendors this past Sunday to inform them that there is no vending allowed in the park. He said we would be back next week with the police and a group of homeowners. He also talked to the drummers and they said they would not stop the event. Laurie said that she has been attending the event and agrees that there should be no vending but that otherwise she has seen the spirit of the aloha and friendliness at the park. Adam also said that he agrees that there should be no vending as well as no fire spinning. Robert said that we should either initiate a Request for Proposals for a security position or look into off-duty police officers for hire. John asked if the Neighborhood Watch was interested in helping address Sundays at the lawn to which Robert said that he thought that they were. He also said that hiring security shows complicity in it being an official event. Adam said that we should print out a short notice to vendors and fire spinners that there will be no vending or fire spinning. Laurie said she agreed with a notice. Adam will draft a notice and send it around.

- New Park signs: New signs are ready. Robert said that Scott will have the signs up this week.

- Seaview Entrance Signs: Robert said he saw a great sign and would look into how this sign was made. Laurie said that a resident named Lily will be at the next Board Meeting to present her vision for the new sign.

f. Pavilion Park:

- Maintenance, Swings/Playground, Ohia posts: Scott will fix the roof of the bathroom building and continue on with the other maintenance tasks after mounting the signs.

- Bathroom Closure and Pavilion Park Gate: Robert said that decommissioning the bathroom and putting in a septic system should be voted on at the AGM. Laurie agreed on that. Adam also agreed that we should get an estimate for the work to be done and present it at the next AGM. Uschi said that we should change Rose Jeranium's contract due to the bathrooms now being closed. Gary asked if we should just leave the gate open full time. Robert said he thought that the gate does prevent cars driving on to the lawn. Kevin pointed out it is the handicapped gate access and that gate does not allow cars on to the lawn. Changing the contract to leave the gate open will save the community \$160 a month. Adam motioned to keep the gate permanently open. Renaldo seconded. Kevin, Gary, Renaldo, Uschi, Adam voted in favor. Robert and Laurie abstained. Passed in favor.

7. Old Business: None

8. New Business:

a. Update Board Rules: Tabled

9. Adjourn/Recess: Uschi made a motion to adjourn at 6:53, Adam seconded. All voted in favor. Next meeting will be on September 11th at 4pm.

Minutes submitted by Adam Sativas