

Kalapana Seaview Estates Community Association
12-7017 Kalihikai #4537, Pahoa, HI 96778
Board of Directors' Meeting
Draft Minutes July 10, 2024

1. Welcome, Call to Order, Roll Call of Officers: Called to order at 2:10pm

Board Members Doug Walker, Robert Gluckson, Laurie Laughlin, Marcy Parco, and Cynthia Verschuur (Lahi) were present. Alexis Lee was absent.

Also in attendance were residents Barbara Weber, Greg Baker, Jack Hash, Kevin Sulgit, Kristin Barrett and John DuBois.

2. Additions and Corrections to the Agenda: Cynthia (Lahi) requested to add a proposal for new board rules under New Business.

3. Announcements:

- Board Vacancies- Barbara Weber volunteered to join the Board and take on the role of Treasurer, so that the current Treasurer, who had requested to step down, could do so.
- Resignation- Laurie Laughlin resigned from the Board, vacating her office of Treasurer.
- New Board Member Elected- Marcy moved to vote Barbara onto the Board, Doug seconded. Voted in (4/4) Unanimous Vote.
- Vote to Fill the Treasurer position- Marcy nominated Barbara to fill the Treasurer vacancy, Doug seconded. Barbara Weber became the new Treasurer by a (4/4) Unanimous vote.
- Laurie announced she is going to coordinate with someone who would like to come do a presentation for the community, proposing a name change for the subdivision.

4. Reading of Minutes: Marcy read the minutes from June 5.

- 1) Remove the sentence that the two front park signs currently say different things
 - 2) Uschi's last name was spelled incorrectly, should be Snover instead of Shover.
- Cynthia (Lahi) moved to accept the minutes as amended. Robert seconded. All in favor.

5. Board Reports:

a. Contracts- An executive session was held and annual contracts were awarded for the year. Lawn maintenance: Scott Stone, bookkeeping: Greg Baker, website maintenance: Daniel Levy, coconut tree maintenance: Hans Heinz, little fire ant maintenance: KFA.

b. Treasurer Report: Because the the last Treasurer resigned, the bookkeeper Greg Baker shared the report :

Bank balance: \$75,276.22 as of June 30,
4 payments: \$2,560
Multiple deposits: \$5,712.59
2024 dues billed: \$112,429.06
Total collected: \$49,977.06, (44%)
Still to be collected: \$62,452.00

6. Old Business:

A. Taxes and Audit - Doug has reached out to the CPA, will continue to follow up

B. Septic project - President Doug is overseeing the project. and has been meeting with contractors to get the details needed in order for us to get the plans drawn and to submit permits. - Will Continue to update

C. Signage - Park rules signs will be hung the next time the coco trees are trimmed.

7. New Business:

A. Cynthia (Lahi) proposed 3 new rules and that we should revert back to the Bylaws, which state that the Scribe is responsible for correspondence. Marcy reminded Cynthia (Lahi) that all of our offices and responsibilities were assigned on the same day as the elections of the offices. The Scribe, Alexis Lee agreed to her responsibilities and procedures at the first meeting, so it is inappropriate to continue bringing this up.

8. Member Concerns:

- a. John Dubois discussed re-establishing relationships with State, County and local authorities/legislators to discuss more involvement, for example establishing a police presence or even a substation in our park.
- B. John Dubois- In response to Cynthia (Lahi) bringing up concerns regarding Bylaws, John mentioned in the past there were Bylaw Review Committees (BRCs).

9. Closing Message: (From the President)

Before adjourning the Board meeting, President Doug addressed Board Member Cynthia (Lahi)'s Board duties by reading the Bylaws defining her at-large Board position. Cynthia (Lahi) was told that she was over-reaching her responsibilities and asked, once again, to stop interfering with issues not related to her responsibilities or directly assigned to her.

10. Next Board Meeting Date and Time: Wednesday, Aug. 7 at 2 pm, Seaview Pavilion

11. Adjourn/Recess: Robert moved to adjourn, Marcy seconded. All in favor, adjourned at 4:02 pm.