

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

Board of Directors' Meeting  
Monday, December 11th, 2023 at 3pm

**Draft Minutes**

1. Welcome and Call to Order: Board President Robert Stearns called the meeting to order at 3:09pm. In attendance were Board members Robert Stearns, Kevin Sulgit, Uschi (Ursula Snover, Ronaldo Newton, and Adam Sativas. Board member Gary Polinsky called in at 5:04 pm. Also in attendance were community members Scott Stone, John DuBois and Jack Hash.
2. Additions and Corrections to the Agenda:
  - Scott Stone is here to talk about materials cost
  - There will be a vote on the Pickleball court during Pavilion Park update
3. Announcements:
  - Scott Stone said that the climbing wall needs to be rebuilt, the stairs need to be rebuilt and the playground structure needs to be repainted. He estimates that the material cost will be \$350 and approximately 24 hours of labor with a total of approximately \$1000. Laurie said she has paint and primer. Kevin asked if Scott has the materials to replace the broken swing. Scott said that would be a special purchase online. Adam made a motion to approve the material cost and the labor for Scott to repair the playground. Laurie Seconded. All voted in favor except Uschi who abstained.
  - The Food Basket reached out and asked for a holiday donation for their services. Uschi asked if we could use the general fund for that. Robert agreed and said if anyone in the neighborhood wants to donate it would be a good cause. Jack agreed that we shouldn't make a donation out of our Seaview fund.
4. Minutes from November Meeting: No corrections to the November agenda. Robert moved in favor to accept the November minutes, Uschi seconded, all voted in favor. Adam motioned to not read the minutes out loud, Uschi seconded, all voted in favor.
5. Treasurer's Report: Laurie reported that there was \$49,451.94 in the Bank account as of 11/30/2023. Robert reported that we had 5 checks with dues payments come in the mail and that we paid out to several contractors. We also had to pay our yearly Board of Directors Indemnity insurance. Online we received a few payments of dues and transfer fees when some properties were sold. Robert noticed that the dues in arrears went up this month and speculated it was due to interest accruing. Jack Hash asked if there was a way to ascertain how many people stopped paying when the dues increased. Robert said that he's been tracking payments coming in and thinks it could be possible to perhaps see who stopped paying. Robert also said that the total dues in arrears were: \$123,339.38.
6. Board Reports:

a. Taxes and Audit: Laurie said that our new accountant is not communicative and that she has not responded and that she has been texting and that she will move on to calling. Adam asked if we had paid for the services and Laurie said no. Adam asked if maybe we need to move on to find another accountant. Laurie said she will redouble her efforts. Kevin asked about our non-profit status and Uschi said that we do need to reapply. Laurie said that she will be sure to mention that to the accountant. Robert asked Kevin about securing an auditor. Kevin said that there is one auditing firm on the island and that he will contact them when the last four years of taxes are completed.

b. Bylaw Review Committee: John reported that the BRC had their last meeting on November 20th and discussed several matters:

- Newsletter Editor: The Board had discussed striking out Article III, Sect. 1, C. John reported that the BRC had discussed that and decided that change should not be made and that the current process for electing a Newsletter Editor should remain in place.
- John said that the BRC discussed the proposed change to “Action Authorized Without Meetings” that would allow the Board to take actions at a special meeting with only a majority of the Board present and not all of the Board members present. John said that matter was discussed at length and that the BRC voted that the change should not be made and should stand at all seven Board members need to be present. Robert asked if an email response would suffice for a decision to be made and John answered that yes it would. Jack then spoke to both issues and explained that he agreed with both decisions of the BRC.
- John also said that the BRC discussed using the various acronyms throughout the Bylaws consistently and the BRC voted that it should be used consistently. Robert asked who would make those changes and Uschi said she would. John said that in the past Daniel Levy the website manager had done that.
- John then submitted a motion for print regarding the proposed bylaw amendments to be voted on at the AGM. The motion says that the proposed bylaw changes would be put in print and sent to all members including the rationale and their benefits. It also states that the proposed bylaw amendments would be voted on as a package at the AGM.
- Robert then asked about the ability of any member at an AGM to make a motion, have it be seconded, and then it has to be voted on at the next AGM. John explained that yes, if someone makes a motion and it's seconded that any member does have the right to propose something to be voted on at the AGM.

c. Front Park:

- Front Park Signs: Robert said that there has been some discussion over the last month regarding the proposals and that he had received some feedback from the community regarding the cost. Laurie said that she thought the cost was quite high. Kevin said that he's talked to community members who said that they think the signs should be replaced with “No Trespassing” signs. Robert said that he would take a picture of the current sign and send it to two companies who make metal signs. Jack Hash asked if the companies had choices of kinds of metals and Robert said they did.

- Security and Vendors Update: Kevin said that he hopes the drummers decide to take their drumming somewhere else for a period of time. Adam reported that the last three Sundays have been very sparsely attended and that the vendors seem to be generally staying close to the road in order to perhaps be on County land instead of KSECA property. Jack said that he thinks we should hire a surveyor to survey the front park so that we know what is county property and what is KSECA property so that we know what we can and can't regulate and what we could possibly fence in the future. Robert then talked about the letter he's drafting to our political representatives regarding the history and challenges of managing the Sunday gathering in hopes they can provide some assistance.

d. Pavilion Park:

- Playground Maintenance/Ohia Posts: Laurie said she might have someone that wants the contract. John said that person is not interested. Adam said that he would be willing to write up a short post to be put on social media looking for a contractor to do the work.
- Picnic table: A 16' picnic table was offered to the Board for \$100 by a member to be moved to the Pavilion Park. A discussion followed regarding the difficulty of moving the picnic table to the park and then the difficulty of moving it out of the Pavilion when the space is needed. Laurie made a motion to not purchase the table, Kevin Seconded. All voted in favor.
- Bathroom Reopening Consideration: Tabled.
- Pickleball Court Proposal: Adam made a motion to reject the proposal for a Pickleball court in Seaview. Laurie seconded. All voted in favor.

7. Old Business: None

8. New Business:

a. AGM/Newsletter:

- Robert said that he would like to create a survey of some kind regarding if the members of KSECA are in support of Sunday Funday or not in the newsletter. There was a discussion as to what that the survey would be like and whether there would be a short passage of the pros and cons of the event. Robert said he would start to work on that for inclusion in the newsletter.
- Newsletter Mailings: There was a discussion on preparing the mailings this year. Uschi said that she hopes that the invoicing process should begin soon. Adam asked if we could pay the printer to stuff and affix postage to the letters. Kevin said that it would generate multiple letters for each person that owns multiple lots. Adam asked if maybe the people with only one lot could be sorted out from people with two lots.
- Bathroom Reopening Vote Proposal: Robert said that he reached out to Chris for clarification regarding the process. Kevin said that he thinks we should just give the community a ballpark figure instead of a specific number. He also said we should work with Chris since he will approve plans for any contractor to utilize instead of a specific list of approved contractors.

- New Board Members: Robert said that there would be four vacant Board positions to be filled at the upcoming AGM. John said that it should be posted online and on the bulletin board and that potential candidates should submit a bio of 100 words or less.

b. Update Board Rules: Tabled

9. Adjourn/Recess: Robert moved to recess the Board meeting at 5:21pm, Ronaldo seconded, all voted in favor.

The next KSECA Board meeting will be January 8th, 2024 at 3:00pm

Minutes submitted by Adam Sativas