

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

**KSECA Board of Directors Meeting**  
**Monday, January 8th, 2018, 4:00 P.M. at the Pavilion**

1. Call to Order: At 4:21 PM by Hazen Komraus, President

Board members present: Jean H., Stone O., Hazen K., Richard Valdez, Alex Enderle (left early), absent Sean Crowne and Kelly Finn

Members present: Kristin Lowery, John Dubois, Jack Hash, Chris Hammer,

A. Opening Statement – read by Jean H.

B. Additions/Corrections to Agenda,

-Add appointment of a Board Member 1 D and move Work Party to Old Business

C. Announcements

-none

D. Appointment of a Board Member

1. Alex motions to appoint Richard Valdez to the Board. Hazen seconds. Vote unanimous for, motion carries. Richard takes seat at table. Board thanks Richard for serving. Alex leaves for engagement. Quorum maintained.

2. Treasurer's Report

A. Tabled

3. Minutes December 2017 BOD Meeting

A. Hazen read the minutes of last month's Board meeting. John Dubois asks that the minutes be changed to reflect BRC Meeting editorializing. Changes approved. Stone motions to accept minutes as amended, Richard seconds. Unanimous vote to accept.

4. Clerk's Report

A. Mailboxes- no boxes are available. Discussion on buying cluster units of parcel lockers when boxes for the new mailbox center are ordered.

5. Board Committee Reports

A. Pavilion Park Perimeter Project- Aside from the planting of two more small trees and some rockwork, project is complete.

B. Parks.

1. Vendors in the Park

Stone motions to add an item to the AGM Agenda regarding finalizing a policy on vending in the parks. An action that is already illegal by County Statute. Richard seconds. Vote unanimous for, motions carried.

2. Helipad grass – Tabled

3. Freebox – Jack Hash reports removing a large amount of refuse to the dump as a courtesy.

C. Mailbox Center

-nothing to report

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D. Website

-nothing to report

6. Old Business

A. Contracts

-nothing to report

B. Dues in Arrears, Audit, and Budgetary Issues:

-Hazen states that he will address the portion of people not paying dues in the Newsletter.

C. Legal Matters, 421J, and Attorney

-Nothing to report

D. Bylaw Review Committee

-BRC Dissolved until AGM

E. Newsletter and AGM

-Submissions for Newsletter need to be in to Stone post haste. Kelly, Richard, and Stone need to submit a letter (<100 words) if they will be running for Board Positions again.

-Jean notes that Kevin and his wife will not be able to cater the AGM this year. The Board is looking for a resident to cater at a reasonable price.

-After debate the Board decides to authorize \$1000 for Julie Mitchell of Kuahkahi Mediation to again moderate the 2018 AGM following a motion by Jean, seconded by Stone. 3 ayes, Richard abstains. Motion carries. Jean will work with Julie.

-Jean motions to have an item be added to the AGM Agenda placed under Old business that a Bylaw Membership Committee be formed at the AGM as per Art.8 Sect1 Item B of the Bylaws. Seconded by Richard. 3 ayes, 1 nay- Stone. Motion carries.

F. Work Party

- A person has contacted the Board requesting dues compensation for doing work in the front park, the Board discusses. The Board would like to continue to dialogue with this person and find work that they feel is necessary for that person to do in exchange for dues, but does not see a need for what they propose now.

-Motions by Stone, seconded by Jean to compensate AGM Volunteers for one year's dues. 3 Ayes, Hazen abstains. Motion carries.

7. Resident Concerns

-none

8. Adjourn &Announcement of Date of Next BOD Meeting

Stone moves to adjourn Hazen seconds. Vote is unanimous.

Next Meeting is Feb12th at 4pm in the Pavilion.

Draft Minutes submitted by Hazen Komraus and Stone O'Daugherty



# Kalapana Seaview Estates Community Association Balance Sheet

As of December 31, 2017

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
5447054 Bank of Hawaii	42,110.22
ING Savings/Capital One	48,717.49
<b>Total Bank Accounts</b>	<b>\$90,827.71</b>
<b>Accounts Receivable</b>	
1110 Accounts receivable	275.00
<b>Total Accounts Receivable</b>	<b>\$275.00</b>
<b>Other Current Assets</b>	
1299 Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$91,102.71</b>
<b>Fixed Assets</b>	
1670 New Mailbox Structure	1,750.00
<b>Total Fixed Assets</b>	<b>\$1,750.00</b>
<b>Other Assets</b>	
1080 Certificate of Deposit	0.00
<b>Total Other Assets</b>	<b>\$0.00</b>
<b>TOTAL ASSETS</b>	<b>\$92,852.71</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 Accounts payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Long-Term Liabilities</b>	
4005 Mailbox Deposits	17,900.00
<b>Total Long-Term Liabilities</b>	<b>\$17,900.00</b>
<b>Total Liabilities</b>	<b>\$17,900.00</b>
<b>Equity</b>	
3001 Opening Bal Equity	-6,366.51
3010 Unrestrict (retained earnings)	82,709.38
Net Income	-1,390.16
<b>Total Equity</b>	<b>\$74,952.71</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$92,852.71</b>

Friday, Feb 02, 2018 06:40:46 AM PST GMT-10 - Cash Basis

# Kalapana Seaview Estates Community Association Check Detail

December 2017

Date	Transaction Type	Num	Name	Memo/Description	Clr	Amount
<b>5447054 Bank of Hawaii</b>						
12/02/2017	Check	paypal	Daniel Levy	This is a duplicate payment that Daniel returned through paypal. Posted in October		-100.00
				Website maintenance for December		100.00
12/04/2017	Check	2065	ROSE JERANIUM			-515.00
				Cleaning, trash removal, and supplies for the pavilion park, for November 2017		515.00
12/04/2017	Check	2066	David Hoffeld			-600.00
				November, 2017: Mow & weed whack upper parks		600.00
12/05/2017	Check	2067	PATTI LIGHTCAP			-270.00
				Accounting/Bookkeeping, September, 2017,		270.00
12/05/2017	Check	2068	PATTI LIGHTCAP			-23.51
				Reimbursement for Hawaiian Telcom		23.51

Friday, Feb 02, 2018 06:43:12 AM PST GMT-10

# Kalapana Seaview Estates Community Association

## Deposit Detail

December 2017

Date	Transaction Type	Num	Member	Vendor	Memo/Description	Clr	Amount
<b>5447054 Bank of Hawaii</b>							
12/16/2017	Deposit		034-069				22.86
		36L1442103174642G	034-069				-22.86
12/23/2017	Deposit						350.00
		570122853					-50.00
		1114	034-058				-50.00
		2500030404	036-047				-150.00
		1569	038-081				-50.00
		100	041-118				-50.00

Friday, Feb 02, 2018 06:42:11 AM PST GMT-10