

Kalapana Seaview Estates Community Association

12-7017 Kalihikai St, #4537, Paho, HI 96778

Board of Directors' meeting Draft Minutes

Monday, October 10, 2022, 4pm

1. Welcome and Call to Order

Jhayne Wessel, VP, opens the meeting at 4:07pm? Present were Board Members Jhayne Wessel, Kevin Sulgit, Ursula (Uschi) Snover and Robert Stearns via phone, absent were Skyler Kodani and Rhianna Mercier. Also present were residents Diana Angell, John Dubois, Aileen Wilkie, Jeremy Okray, Michael Becker, Cheryl Taylor, Daniel Levy, Michael Crawford and David Hoffeld.

Note: Agenda items were addressed out of sequence until the President joined the meeting in person.

2. Additions and Corrections to the Agenda

None

3. Announcements

- Tomas Mendola resigned from the Board in August.

Uschi nominates Diana Angell as a new Board Member, Kevin seconds. Vote: Robert, Kevin, Jhayne and Uschi all in favor. Diana accepted the nomination.

- The Board raised the mailbox fee to \$250.00 in August in executive meeting.

4. Minutes from August 11 BoD meeting

Diana reads the minutes, Kevin motions to accept the minutes, Uschi seconds. Vote: all 5 board members present vote in favor.

7. Old Business: Indemnity Insurance

- Uschi reports that the insurance has not sent documentation for their claim for \$2,500.00 deductible for the claim Bauer vs KSECA.
- Robert will schedule an in person meeting with the indemnity insurance agent.. Robert, Kevin, Jhayne and Uschi will go to the meeting.
- Uschi motions that the Board meet in executive session some time after the Board meeting to discuss the indemnity insurance, Jhayne seconds. Vote: Jhayne, Uschi, Diana and Kevin in favor, Robert and Skyler did not vote because Robert did not have reception via phone and Skyler had not called in yet. Motion carries.

Robert joins the meeting in person at ca. 4.50pm. Skyler also joins the meeting via phone.

8. New Business

- a. Website: Daniel explained the "consider it link" to be a means for the public to communicate with us. For 5 years people wanted opportunity to discuss issues that came up in the community; its an open source tool free to use; best for group decision making; our County uses it; "Revitalize Puna" uses it for group decision making; a few years ago it was pretty popular; a new "Consider it" was created. CC&R's have become a major topic and that can be an issue; it allows the public but can be filtered for members or board members etc., it allows polling. Way better than Facebook. Daniel is the administrator of the website/consider it.
Uschi motions to remove the link to "consider.it" from our website for the time being, Diana seconds. KSECA has an email address if any one wants to contact the Board. Vote: Jhayne, Uschi, Diana and Skyler vote in favor, Kevin and Robert abstain. Motion carries.

- b. Update Board Rules was not addressed at this meeting.

5. Treasurer's Report

- Robert gives the Treasurer's Report and reports that our income was about \$1,000 less than the month before. Cash at hand is \$36,121.58. Balance Sheet and Check Detail are posted on our website. Jhayne

motions to accept the Treasurer's Report, Kevin seconds. Vote: all in favor, Robert abstains. Motion carries.

- Robert has communicated with Skyler, Skyler is backed up and resigning as Treasurer but staying on as Board Member, Kevin is willing to take over as Treasurer. Jhayne motions to accept Skyler's resignation as Treasurer, Uschi second. Vote: Jhayne, Robert, Diana and Uschi in favor, Kevin and Skyler abstain, motion carries.
- John Dubois points out that an Officer cannot resign his office as per our ByLaws. The Board does not agree, KSECA is a business and the Treasurer function needs to be fulfilled. If the assigned Board Member cannot fulfill the function then another Board Member needs to be assigned to the job.
- Uschi motions that Kevin becomes Treasurer, Skyler seconds. Vote: Jhayne, Uschi, Skyler and Diana vote in favor, Kevin and Robert abstain. Motion carries.

A. Contracts:

Coconut palms: Kevin's Report: Kevin and Sylar were posting fliers in the Front Park; a lady had set up a hammock and a coconut fell onto her hammock while she was talking to Kevin and Skyler. A Police officer who was present told them that the coconut trees need to be maintained to remove liability. On that day, an emergency vote was held to get the front coconut trees trimmed and Uschi made the motion and Skler seconded the motion and the Board voted: Robert, Skyler, Kevin and Uschi voted to hire Orind Adams. The Board paid \$,3555.00 for the removal of mature coconuts from 79 coconut trees. Patti (our bookkeeper) was not able to pay Orind via PayPal as requested by him, so Uschi paid via her own PayPal account and was reimbursed by check.

Little Fire Ants: Kevin suggests to table the Fire Ants until there is an Issue with Fire Ants in the Park.

B. Taxes and Audit: Kevin is going to seek bids for an auditor and also address the taxes that have not been filed and paid since 2019.

6. Board Reports

- a. Sunday Front Park issues: The Police said that Seaview has no policies and rules to hold up in court so we need to get policies and rules in effect; the Board has proposed policies and rules which will be put to vote at the next AGM. The Police is willing to meet with the Board monthly to help us put an end to Sunday lawn event. 2 or 3 vendors back at the park, reportedly one of them is selling beer, when Kevin asked for his name, he says "go fuck yourself". If vendors are returning to the park, Robert will report this to Officer Scanlan and ask him to bring in the Health Department.
Diana will try to address via Kalani the person who wants to do a monthly spiritual event on the Lawn and let that person know that the lawn is not open to the public and events can not be done at the park. Diana will also talk to the lady who is selling Tacos and ask her to not put her advertising sign into our park.
Jhayne said that the Seaview Lawn closing to the public and Sunday event needs enforcement. We also need a majority vote to by the AGM to close the park to the public and shut down the Sunday lawn event to show the Police that the Seaview community does not want the Sunday lawn event and that the lawn is closed to the public. This can't happen until we get the vote by the AGM. We also need officers and a security team to enforce policies and procedures. Jhayne wants a special AGM meeting but the Board wants to wait until the next AGM at end of April 2023.

- 9. Recess: Jhayne motionsat 6.11pm to recess until the executive meeting, Uschi seconds. Vote: Unanimous.

The next Board Meeting will be held on the second Monday in November.

Minutes submitted by Jhayne Wessel