

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

KSECA Board of Directors Meeting
Thursday March 8th, 2018, 4:00 P.M. at the Pavilion
DRAFT MINUTES

1. Call to Order: 4:06 PM by Hazen Komraus, President. Board members present: Hazen Komraus, Jean Howell, Alex Enderle, Stone O'Daugherty, Sean McCrory, Kelly Finn; Missing: Richard Valdez. Members present: John DuBois, Michael Garbarino, Jack D. Hash, Laurel Marie Delacroix, Geranium, Kevin Kalley, Daniel Levy, Ben Wariner, Blake Watson (on behalf of Jen Ruggles), Jamie Valiere, Ben Wismer, Michael Becker, Dave Hoffeld, Kathleen Dragon.

Opening Statement: Read by Jean

- A. Additions/Corrections to Agenda: Moved Item 6.C to below 4.
- B. Announcements: A survey regarding a proposed Pohoiki Emergency Response Station is being conducted by a non-profit donor. Stone suggested we put this on the KSECA website.

2. Treasurer's Report

- A. December, January, and February Report: Alex read the reports. Jean made a motion to accept the December report as read, seconded by Sean. Unanimous: motion passed.
- B. Jean made a motion to accept the January report as read, seconded by Sean. Unanimous: motion passed.
- C. Jean made a motion to accept the February report as read, seconded by Sean. Unanimous: motion passed.

3. Minutes February BOD Meeting: Hazen read the February minutes. Jean had a correction. Jean made a motion to accept the February minutes, as corrected, seconded by Sean. Unanimous: motion passed.

4. Clerk's Report: Jean reported the work party had 10 people in attendance and mainly weeding was done. The mailbox center project is still awaiting a permit.

5. Board Business Reports

- A. Pavilion Park Permaculture/Perimeter Project: No response to the RFP for park interpretive signs. Geranium mentioned that a neighborhood dog was still as issue at the pavilion when she is there cleaning. Kevin K. said the police will cite an owner for a dog complaint even without the police witnessing the event. John D. said we would be being selective if we only concern ourselves with this dog and not the others off-leash. However, this dog is the one causing a problem for Geranium.
KFA will be treating the parks for little fire ants again soon: signs will be posted.

B. Parks

- 1. Vendors in Park: Jack H. said we definitely cannot have vendors in our park or we violate the subdivision establishment rules and doing so could cause us to forfeit ownership of the parks. Sean M. said he has had problems with people from outside KSE coming off the park and into his yard including harassing and stealing from his

home. Most agree there are a belligerent few that cause the problems and there is a need for front park users to employ more self-governing.

There were many complaints about the proposed use of fish emulsion in the front park. Daniel suggested the fish emulsion proposal be rescinded. Jaime suggested we invest in porta-potties for the front park.

Kelly made a motion to rescind the motion to spread fish emulsion in the front park and rather discuss park management issues at the upcoming annual general meeting (AGM), seconded by _____. 1 nay, 1 abstain (Hazen), 4 yeas; motion passed.

Stone suggested we do some research and have quotes on costs for security, rock wall, or other ideas for the front park ready for the AGM.

2. Helipad grass: Dave H. said if we put a couple of loads of mulch there we could seed it later.

The blue swing needs replacing; Dave H. said he will do this. John said Greg Ward has an extra swing; Jean will contact him about it.

Ben W. said the jute staples holding down the drip lines can come loose and it would be better if the lines were buried. We will pass on this information to Scott Stone.

C. Mailbox Center

- D. Website: Daniel answered some questions about the e-mail mail outs as some who signed up aren't getting them. Kelly made a motion to put on the KSECA website information on the building requirements, etc. for information purposes, seconded by Stone. 1 abstain (Hazen), motion passed. Jean made a motion to revise the website information with new language on "About Us", seconded by Kelly. Unanimous, motion passed.

6. Old Business

A. Contracts: No report.

B. Dues In Arrears, Audit, and Budgetary Matters: No report.

C. Legal Matters and Attorney: Alex introduced Mike Garbarino, Attorney at Law, who Alex had interviewed for taking care of KSECA legal matters as presently we have no lawyer on retainer. Mike answered everyone's questions and presented his qualifications and interest (including his resume).

D. Newsletter and AGM: Newsletter is at the printer; invoices are ready.

i. AGM Meal: No viable options yet; RFP still out. Other options being explored.

ii. Logistics: We will post an announcement for AGM volunteers. John D, volunteered.

7. Resident Concerns: Someone mentioned troublemakers hanging out at the freebox at night. Kelly made a motion to lock up the freebox at night by putting up doors and window bars, seconded by Stone. 3 yeas, 2 abstentions; motion failed. Ben W. brought up the farmer's market at Nanawale and its positive effect. We discussed having our community move towards a more positive direction as opposed to being so divisive. All agreed on this.

8. Next Meeting: Thursday, April 12, 2018, at 4PM in the pavilion.

Executive Session held at close of meeting: Alex made a motion to hire Mike Garbarino as KSECA's attorney and put him on retainer, seconded by Stone. 5 yeas, 1 abstention; motion passed.