

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

**KSECA Board of Directors Meeting
Monday, October 4th, 2017, 4:00 P.M. at the Pavilion**

DRAFT MINUTES

1. Call to Order: At 4:09 P.M. by Hazen. Board members present: Hazen Komraus, Jean Howell, Kelly Finn, Stone O'Daugherty. Absent: Sean and Alex.

Community members present: Faith O'Neill, Scott Stone, Jacklyn Symonds, Ben Wariner, Mike Gibson.

A. Opening Statement: Read by Jean

B. Additions/Corrections to Agenda: #5 moved to #8; #6 moved up to after 1(c)

C. Announcements: None

2. Treasurer's Report

A. September Report: Tabled

3. Minutes August and September BOD Meeting

Jean made a motion to accept the August minutes, as corrected; seconded by Hazen. Unanimous; motion passed.

Jean made a motion to accept the September minutes, as corrected; seconded by Hazen. Unanimous; motion passed.

4. Clerk's Report: Jean reported 18 are on mailbox waiting list.

5. Resident Concerns

6. Board Business Reports

A. Pavilion Park Permaculture/Perimeter Project: Scott Stone briefed us on the project. The trenching is done; water line connected but few issues being worked out with Dave H. regarding the water and pressure tank. Scott is planning on getting a load of mulch from Hilo. Scott may replace starfruit tree. Scott has billed us \$8360.00 so far and probably has ~20 hours left but all materials are purchased. Estimated final total is \$9650. Members could work off dues by trenching. Others who have already worked off dues are: Nicolas Palmer: \$50 for a pressure tank; Adrian: \$150 for work/heavy equipment use; Gary H.: \$25 for yellow paint; Ally: 6 hours of trenching, will be paid from Scott. Hazen suggested a lock be put on the water meter.

B. Parks

5. Reggae Event: Ben Wariner spoke; he said they moved the speakers to face a different direction. There were no complaints on volume and it ended on time. The reggae event caused no issues with the Board.

At this point, Ben disrupted the meeting by talking about non-agenda items and making unfounded accusations. He would not relinquish the floor so we could return to the agenda. Mike G. and Faith O. joined in with disruptions; Faith disrupted the meeting by pointing her camera at Board members and following them around. Mike verbally threatened Hazen and became physically threatening when he approached the board's table in anger. The Board could not control the disruptors and at 4:38PM recessed the meeting to Jean's house.

Meeting reconvened at 4:46PM

1. Vendors in Park: Tabled
 2. Helipad grass: Tabled
 3. Freebox: Stone volunteered to donate some old garage doors that could be used for a free box door if we wanted.
 4. Policy for use of Association Property by Residents: People have borrowed KSECA's chairs and tables for events that happened at the pavilion and at private homes. We discussed loaning out the furniture but no policy was created at this time.
- C. Mailbox Center: Tabled
D. Website: No report.

7. Old Business

- A. Contracts: Jean made a motion that we contract with Patty to do the billing; seconded by Stone. Unanimous; motion passed.
- B. Dues in Arrears, Audit, and Budgetary Issues: Jean made a motion to have Alex contract with Ron Dolan, CPA to do the audit with a cap of \$2700; seconded by Hazen. Unanimous; motion passed.
- C. Legal Matters, 421J, and Attorney: Tabled
D. Bylaw Review Committee, Ballot Voting: Tabled
F. Work Parties: Tabled
G. Board Best Practices: Tabled
H. Board Rules: Tabled
I. Board Officers: A scribe is needed; Kelly volunteered.

8. New Business

None

9. Announcement of Date of Next BOD Meeting

The next Board meeting will be held Monday, November 13, 2017, at 4:00PM in the pavilion.

However, should the unacceptable and inappropriate behavior be present at the November Board Meeting, we will briefly recess to move the meeting location again. If this is the case, all respectful and non-violent members will be welcome to join us when the meeting reconvenes at the announced location.