

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

**KSECA Board of Directors Meeting**  
**Monday, February 13th, 2018, 4:00 P.M. at the Pavilion**  
**Draft Minutes**

1. Call to Order: At 4:12 PM by Hazen Komraus, President

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

Members present: Kristin Lowery, John Dubois, Jack Hash, Kevin Sulgit, Diane Wariner, Laurel Delacroix, Daniel Levy, Michael Becker, Todd Lolla, Archer, Kathleen Dragon, Jamie Valiere, Kevin Kalley, Karen Hester, Faith O'Neil, (Ben Wariner was present but not signed in)

A. Opening Statement – read by Jean H.

B. Additions/Corrections to Agenda,

E. AGM and newsletter

1. Meal, Newsletter

2. AGM Compensation (re: Uschi's request for retroactive)

3. Quorum

4. Proxies

F County/Lawyer/Contractor contact list

G. Board Meetings Dates

H. Work Party.

C. Announcements

-none

2. Treasurer's Report

A. Tabled

3. Minutes December 2017 BOD Meeting

A. Hazen read the minutes of last month's Board meeting. Under old Business add that there was discussion of buying a mailbox cluster, no decision was made. Under Old Business Newsletter and AGM change word moderate to facilitate Stone motions to accept minutes as amended, Richard seconds. Votes in favor: Jean H., Stone O., Hazen K., Richard Valdez. Against 0. abstain: Sean Crowne. Minutes approved with corrections.

4. Clerk's Report

A. Mailboxes- no boxes are available. Website corrections are needed. Jean Motioned to change what Daniel referred to as a mission statement. Jean rescinded motion until she and Daniel bring an amended statement to the BOD for approval.

5. Board Committee Reports

A. Pavilion Park Perimeter Project- Daniel Levy suggests we RFP to map and tree use and instructional information cards because permaculture education was a part of the motion passed by the AGM. Stone moves to post RFP for this part of the permaculture with an April 1<sup>st</sup> deadline. Richard Valdez seconds the motion. Unanimous in favor, motion passes

B. Parks.

1. Vendors in the Park

After some discussion Hazen said this is already moved to the AGM agenda for the membership to decide, and to move forward without resolve.

2. Helipad grass – Tabled

3. Free box – Tabled

C. Mailbox Center

-Tabled

D. Website

-nothing to report

E. Bus Stop.

6. Old Business

A. Contracts

-nothing to report

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

-nothing to report as last month Hazen states that he will address the portion of people not paying dues in the Newsletter.

C. Legal Matters, 421J, and Attorney

-Tabled

D. Bylaw Review Committee

-Tabled

E. Newsletter and AGM

1 -Meal,Newsletter. Newsletter first draft was handed out and Stone asked for board members to read and to report back for final draft approval. Stone moved that board members read and report back for final draft approval by Monday February 2/19/2018 no later than 5:00 PM. Seconded by Sean

**C. Unanimous in favor. Motion passes.**

Meals for AGM where discussed and Hazen was to talk to Dana or even Ellard at Kalani about doing the food and report back.

Stone motioned we create an RFP with \$500 cap for someone to provide food for the AGM. Richard seconded the motion. Unanimous in favor. Motion passes

2- AGM Compensation. It was discussed and no retroactive payment for dues will be issued. Stone moved that AGM volunteers that wish to work in exchange for dues will have their credit be applied to their next year's dues. Richard V seconded. **Unanimous in favor motion passes**

3-Quorum. Hazen asked Richard Valdez to discuss the topic of quorum at AGM meetings. Richard said that based on looking at our minutes archive it appears that we have not been implementing proper quorum for AGM meeting. That we were advised by Ekimoto in 2012 of HRS414D 111(d) Which States (d) Unless one-third or more of the voting power is present in person or by proxy, the only matters that may be voted upon at an annual or regular meeting

of members are those matters that are described in the meeting notice. Richard stated this was implemented at 2012 AGM but was not after that. After lengthy discussion it was decided no vote was necessary to adopt changes but to simply follow the law would be appropriate. When questioned how does this apply to us as we are governed by 421J: Richard replied that 421j and 414D work hand in hand. Since 421J has no superseding or conflicting ruling, 414D 111(d) applies.

4 Proxies, some confusion to the proxies as the bylaws has some misleading wording that may require a notarize signature. and we were trying to decide whether to use the old proxies as they were 421J compliant. It was decided that old proxies will be used. Confusing language on bylaw to be discussed at AGM.

F County/Lawyer/Contractor Contact List Hazen will draft a letter to various agencies and contractors signifying specific KSECA contact person. County agencies - Hazen, Legal, Bank and Tax – Alex, Mailbox, Insurance and Contractors - Jean

G. Time and date of Board Meeting.

-It was discussed and decided to move meeting to Thursday as Kelly cannot make it to Monday meetings

H Work Party

- Jean offered to coordinate a work party before the AGM to make neighbor signs and weed

#### 7. Resident Concerns

-Abandoned vehicles. Karen Hester talked about abandoned car removal and asked for financial assistance from the board. From discussion it was clear the board was not going to entertain giving funds car removal. Hazen did agree to draft a letter of board support in requesting County assistance for abandoned vehicle removal that may assist Kathy in her efforts.

- Sunday Park crowds. Hazen suggested we spray a bad smelling agent like fish emulsion on the front park Sunday mornings for weeks as needed to deter the Sunday large crowd from gathering and also fertilize the grass at the same time. A motion was made by Stone and seconded by Hazen to spray fish emulsion on Sunday mornings to deter the large gathering and also to create an RFP for the spraying per treatment. **Sean C, Stone, Hazen for, Jean against, Richard abstained. Motion passes.**

**- Quit Claims on community parks. Archer questioned what the BOD was going to do about the fraudulent Quit Claims that have been recorded on county records for all three parks. Jean will contact a title company for guidance and report back.**

#### 8. Adjourn &Announcement of Date of Next BOD Meeting

Stone moves to adjourn Richard seconds. Vote is unanimous.

Next Meeting is Thursday, March 8th at 4pm in the Pavilion.

Draft Minutes submitted by Hazen Komraus and Richard Valdez

