

Kalapana Seaview Estates Community Association
12-2017 Kalihikai St. # 4537, Pahoa, HI 96778
Board of Directors' Meeting
Monday, December 12, 2022, 4 pm
Draft Minutes

1. Welcome and Call to Order: Robert opened the meeting at 4:14pm.

Present were Board Members Robert Stearns, Kevin Sulgit, Diana Angell, Jhayne Wessel, Ursula (Uschi) Snover and Rhianna Mercier. Skyler Kodani was absent.

Also present were residents Tomas Mendola, David Sanchez, John Dubois, Tim Printable, David Hoffeld and Sandor Baranyi.

2. Additions and Corrections to the Agenda: The Board accepted the Agenda as presented.

3. Announcements

According to Robert's Rules of Order AGM minutes are typically not read at the following AGM but at the next Board meeting after the AGM because waiting a year is too long to remember clearly. It's too late to correct the 2019 Draft AGM minutes but they are posted on the website.

4. Minutes:

Rhianna read the November minutes, Jhayne motioned to accept the minutes, Diana seconded. Robert will vote from now on. Unanimous vote in favor, motion carries.

Skyler joins the meeting via phone at ca. 4:45 pm.

5. Treasurer's Report:

Kevin gave the report, cash on hand is \$30,439.29. The financial statements are posted on our website. Uschi motioned to accept the report, Jhayne seconded. Vote: Skyler abstained; Robert, Jhayne, Kevin, Diana and Uschi voted in favor, motion carries.

a. Taxes and Audit: RFP for Tax Service & Audit Services are posted online.

b. Late Fees: Kevin will speak to Patti about the negotiation of late fees. Uschi motioned to have the bookkeeper reinstate the 10% late fee, which were not applied during Covid, starting Jan 1, 2023, Diana seconded. Vote: Kevin & Rhianna abstained; Jayne, Robert, Skyler and Diana voted in favor, motion carries.

c. Dues 2020, 2021 and 2022:

1. An unofficial newsletter dated April 24, 2022 was mailed by the former president to some homeowners but not all. The newsletter unofficially provided the opinion that the dues are voluntary. The last legal Board with quorum was in July 2021. Therefore this newsletter was not legal under our ByLaws because there were no other Board Members other than the former president; the unilateral decision to declare the dues voluntary was made by the former president without a Board vote and goes against our ByLaws.

The dues owed from January 01, 2022 to December 31, 2022 will be optional because of the notice given in the unofficial newsletter. The current Board is not in agreement with the unofficial opinion by the former president.

Jhayne motioned that the dues will be henceforth mandatory starting January 1, 2023, Uschi seconded. Unanimous vote in favor, motion carries.

2. Jhayne motioned that the unpaid dues from January 1, 2020 to December 31, 2021 are forgiven because of Covid, Robert seconded. Unanimous vote in favor, motion carries.

Rhianna left at 5:30pm and Uschi took over taking minutes.

d. Signature Card: A new signature card for the Bank is needed because Kevin is Treasurer now. The Board voted in executive session that Kevin, Robert and Uschi will be the signers for the checks.

e. KSECA Phone: Kevin stated that he ported his residential HT landline to an ATT cell phone and suggested to do the same with the KSECA phone.

Jhayne motioned to discuss the phone issue in exec session, Dianna seconded. Unanimous vote in favor,, motion carries.

f. RFP Bookkeeper will be discussed in exec session.

Also discussed in exec session will be increasing the dues, work parties, Neighborhood Watch, the Newsletter and Park Rules.

6. Board Reports: were tabled.

Jhayne reported that Sam Keli'iho'omalua agreed to support the association with security guards.

7. Old Business:

a. Newsletter: Jhayne asked that Board Members draft their articles for the Newsletter.

8. New Business:

a. Update Board Rules: will be discussed in exec session.

9. Adjournment: Skyler motioned to recess at 6:04pm, Diana seconded. Unanimous vote in favor.

The next Board Meeting will be held on January 9, 2023 at 4pm

Minutes submitted by Rhianna Mercier and Uschi Snover