



NEWSLETTER

A MESSAGE FROM THE BOARD



Aloha Fellow Land Owners!

Another year has passed, which means it's time for an update on what has been taking shape over the past year in our beautiful island neighborhood. Whether you call Kalapana Seaview Estates your home full-time, or split your time with us, we want to send everyone a warm Aloha and Mahalo for your feedback and support this year.

It has been a very busy year of growth in Seaview, which means more change and many new neighbors. As we grow, we deal with more cars on the roads, more construction, more residents out for walks or enjoying our parks. All of this can be a major change for those who moved here when we were a quiet off-grid community, so we appreciate everyone continuing to "Go With the Flow" as they say, as we enter this new chapter.

Thanks to the hard work and dedication of the previous Board, we inherited a functioning business system, which we adopted as the core of our efforts. This year we continued to move forward by making some small improvements to some outdated practices. These provided immediate results, so we hope to continue on this path of improving the business side of the association in the year ahead.

KSECA Board's primary responsibility is the maintenance (such as bi-monthly service of lawn and park grounds and regular fire ant treatment) of our three commonly owned parks. But also includes other responsibilities, such as maintaining insurance, paying property taxes, obtaining audits, and the cost of contracting individuals who provide services to the ongoing administrative aspect of operating the association. All of this requires ongoing monies to function.

As a Seaview property owner, you are automatically a member of the association and have a collective responsibility as a co-owner of the three parks. It is extremely unfortunate that less than 50% of dues have been paid for 2024! Paying dues is not only part of doing what's right, it is also your responsibility as a landowner. We ask that everyone do their part to help us in our efforts to spread the word on the importance of everyone paying their dues, especially in lieu of the general rise of costs.

Part of last year's AGM, was our voting to move forward with the larger budget in order for the Pavillion bathroom to be reopened. Increasing price of materials since the fire on Maui, and finding an engineer able to do the project, while staying close to our budget, has been extremely challenging. We have been able to make only modest advances with the septic conversion project, but continue to push forward.

Due to the septic project requiring so much of the association's funds to be set aside, we have had very little money to be used for improvements or repairs. But thankfully, many members throughout the year stepped forward, freely volunteering their time and skills whenever needed; thus reminding us that helping our neighbors and community is what makes Seaview so special.

Please plan on attending the AGM in person or voting by proxy. For our neighborhood to continue to be the beautiful home that we all love, it is imperative for each one of us to do our part.

Mahalo, The 2024 Board



NEWSLETTER

BUSINESS PAGES



Bathroom News and Blues

At the last AGM, KSECA adopted a motion to approve the spending of \$25,000, to repair the bathroom to working order, and upgrade the septic system to current code requirements. The Board spent the last year seeking bids and calling engineers who are able to pull the necessary permit and complete the job. Unfortunately, we have now learned that the actual costs are higher than originally expected, with the price of supplies and labor continuing to rise. The lowest bid we received for just the permits, filling the cesspool and installing the new tank, was almost \$3,000 over the total amount allotted for the project. This price does not include the additional plumber and/or electrician (solar), water pump, or the replumbing needed in order to feed the sink and toilet. We currently estimate the additional expenses to be around \$8,500.

Motion: To increase the budget of the Bathroom and Septic, the Board of Directors of KSECA moves to spend up to \$33,500 for the upgrade to a septic system in our Pavilion Park.

If the motion fails to secure additional funds, Should we not move forward with the bathroom repairs, the Board shall fulfill its legal obligation to decommission the existing cesspool and bathrooms for a cost up to \$7,000.

"I speak for the trees, for the trees have no tongues." – The Lorax

As part of loving and respecting our home and island, we as an organization are committed to doing our part to create less paper waste whenever possible. This is why you may have noticed an option box on your included invoice, asking if you would want to receive your invoice digitally next year (if available). This is part of our continued effort to fix outdated systems, streamline business practices, and get information between the Board and owners more efficiently. Please visit the website KSECA.org for a list of contacts to answer common questions, as well as sign up for notifications and emails.

Front Park (Lawn) Perimeter Project



Artist sketch of the front park after completion

What is The Lawn Perimeter Project?

The vision is to create a perimeter consisting of multiple spaced out, rock islands surrounding the legal border of the front park. These short, Blue rock islands will be approximately 2 feet tall and 1.5 feet wide, with footing and cement caps. These flat cement tops are intentional, to allow visitors to use them as benches or picnic tables.

This addition will not only be visually pleasing, but is necessary to protect our Ohana and beloved Seaview Lawn.

Contact Daniel Levy danielaloha@pm.me to join, contribute or sponsor.

For over 15 years, the Board and Seaview owners have tried to work with law enforcement and County officials to come up with different perimeter solutions, in order to create a safe space for all owners to enjoy. Now with the increase of residents moving into our neighborhood, and the overall growth in our area, we are faced with larger crowds each week and more problems. As discussed, local agencies have now said that we need to construct a physical perimeter, in order for them to properly protect the Lawn. So as announced at the last AGM, a committee (of long-term residents, multiple builders and artists) met regularly to find a solution.

Estimated Cost: \$85,000.

The plan is to obtain the funding from multiple sources, such as community fundraising, neighborhood donations, and government programs. We have also been researching grant opportunities and have started the application process with the U.S.D.A, in hopes of securing a \$60,000 grant.



NEWSLETTER

ANNUAL MEETING INFORMATION PAGE

2025 Annual General Membership Meeting (AGM) Agenda

April 27th, 2025, 1:00 p.m., Seaview Pavilion Park

(The AGM is for KSECA Members, Designees and Proxy Holders only)

Please arrive early! Sign-in starts at 11 a.m. and will close at 1 p.m., Meeting will start promptly at 1 p.m.

1. Call to Order and Welcome — Doug Walker, President
 - 1.1 Confirmation of quorum
 - 1.2 Additions and Corrections to Agenda
2. Reading of Treasurer's Report —Barbara Weber, Treasurer
3. Reading of Minutes from the April Board of Directors' Meeting
4. Elections and Voting
5. Old Business
 - 5.1 Update on Bathroom Repair/Septic Project, and concerns over costs
 - 5.2 Discussion- Controlling illegal activities and vending at our front park, and growing "Sunday Funday" concerns
6. New Business
7. Adjourn

Please complete the following information, Cut along line and return bottom portion (Proxy Form) along with your Annual KSECA dues by 4/24/2025 (date by which Proxy Form must be received).

KSECA Annual General Membership Meeting to be held on Sunday, April 27th, 2025

PROXY FORM

For this proxy to be valid, one form for each original TMK must be completed as instructed and be received by the Clerk no later than April 24th by 4:30 p.m.

PROXY FORMS MUST BE NOTARIZED.

Proxies must be delivered to KSECA, 12-7017 Kalihikai St #4537, Pahoa, HI 96778. All proxy forms must be notarized. In the alternative, a notarized Letter of Authorization per KSECA Bylaws Article II,

Section 1, C is sufficient. Proxies delivered at the AGM will NOT be valid as there has been no verification by the Clerk that the Proxy is valid.

Property Owner Name (Print -required) _____

Property Owner signature (required) _____

TMK # (original TMK required) _____

Date (required) _____

Check ONLY one (1) of the boxes below:

This proxy is given:

☐ For quorum purposes only.

☐ To the individual whose name is printed in a line next to this box _____

☐ To the Board of Directors as a whole and that the vote be made on the basis of the preference of the majority of the Directors present at the meeting.

☐ To those Directors present at the meeting and the vote to be shared with each Board member receiving an equal percentage.



NEWSLETTER

ANNUAL FINANCIAL SUMMARY



Financial Statements

BALANCE SHEET 12/31/2024

ASSETS

Current Assets

Bank Accounts

1005 Bank of Hawaii \$52,316.62

1010 Paypal \$1,542.13

Total Bank Accounts \$53,858.75

Accounts Receivable

Member A/R \$100.00

Total Accounts Receivable \$100.00

Other Current Assets

1299 Undeposited Funds \$2,830.00

1330 Uncategorized Asset -\$8,418.82

Total Other Current Assets -\$5,588.82

Fixed Assets

1670 New Mailbox Structure \$73,147.93

1725 Accum Depr - Building -\$17,459.00

Total Fixed Assets \$55,688.93

TOTAL ASSETS \$104,058.86

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable \$0.00

Total Accounts Payable \$0.00

Other Current Liabilities

2005 Mailbox Deposits \$3,400.00

Total Other Current Liabilities \$3,400.00

Total Liabilities \$3,400.00

Equity

3001 Opening Bal Equity -\$6,366.51

3010 Retained Earnings \$100,200.67

Net Income \$6,824.70

Total Equity \$100,658.86

TOTAL LIABILITIES & EQUITY \$104,058.86

The amount of outstanding dues owed for the past six years by Members is \$111,094.35

PROFIT & LOSS - 12/31/2024

Income

Membership Dues \$60,076.72

Transfer Fees \$7,750.00

Mailbox Fees \$1,250.00

Paypal Fee Income \$295.00

Reimbursements \$1,140.91

Unapplied Cash Payment Income -\$498.48

Total Income \$70,014.15

Expenses

Park Maintenance \$28,613.20

Bookkeeping & Tax Returns \$16,303.68

Insurance \$7,673.04

Website Management \$1,643.98

AGM Mtg \$1,248.09

Newsletter \$1,622.60

Administrative \$568.27

Cell Phone \$1,246.73

Quickbooks \$3,760.76

Property / Other Taxes \$409.10

Bad Debt Expense \$100.00

Total Expenses \$63,189.45

NET INCOME \$6,824.70

Notes: Statements are prepared to "Cash Basis".

Notes: Statements are not final.

Notes: Statements are not audited.