KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION

2025 Annual General Meeting — Minutes

DRAFT

Note on Preparation of These Minutes: *No scribe was present to record official minutes at the 2025 Annual General Meeting. The current (2026) Board of Directors has made a good-faith effort to reconstruct this record from the notes submitted by then-President Doug Walker, as authorized by membership vote at the 2026 Annual General Meeting. A community member who has stated that they possess an audio recording of the meeting has declined the Board's requests to share it. These minutes therefore reflect a reconstruction from the available written record, not a complete record, and remain subject to correction should additional source material become available.*

1. Welcome and Call to Order

1.1 President Doug Walker called the meeting to order at 1:14 PM.

1.2 President Walker's welcoming address reviewed the community's activities over the past year, including growth within Seaview, the ongoing responsibility of maintaining the parks, and the collection of association dues and real estate fees while meeting the Association's financial obligations.

1.3 Additions and corrections to the agenda were discussed. It was agreed that Old Business would be moved ahead of Elections and Voting.

2. Treasurer's Report

2.1 Treasurer Barbara Weber presented the Treasurer's Report, including the Profit and Loss Statement. She reported income of $70,014 and expenses of $63,189, for a net income of $6,824.

2.2 Bookkeeper Greg Baker reviewed details of the Balance Sheet and Profit and Loss Statement, including outstanding dues of $111,094 accumulated over the preceding six years.

3. Reading of Prior Minutes

3.1 The minutes of the April Board of Directors meeting were not available and were not read into the record.

4. Old Business

4.1 Bathroom/Septic Repair Update — Doug Walker and Marcy Parco provided a complete update on the bathroom/septic project, including engineering and construction cost estimates. One estimate, from an outside firm, totaled approximately $26,000. Lahi Verschuur presented an alternative engineering/builder team estimate of approximately $16,000. The board's estimate did not include a water pump or water tank repair. Laurie made an impassioned plea for the project to be completed using in-house labor.

4.2 “Sunday Funday” at the Front Park — The Board and association members discussed at length the ongoing weekend gathering at the front park, including reports of illegal activity and the event's continued growth, as well as the lack of police responsiveness to the community's concerns.

5. Elections and Voting

5.1 President Walker presented a motion to increase septic project funding by $8,000 to cover projected additional costs. Marcy Parco and Robert added potential specifics for the funds' use, including a new solar array, batteries, and pump. Motion: To increase septic project funding by $8,000. Vote: Motion passed. New amount approved for project: $33,500.

5.2 Board Elections — Michael Crawford, Jane (a former Los Angeles attorney), and Amanda Hopkins-Minnet were nominated and/or stepped forward as candidates for the Board. Per KSECA By-Laws, a candidate must receive votes from more than 50% of those participating to be elected. Amanda Hopkins-Minnet was the only candidate to meet this threshold and was elected to the Board.

6. New Business

6.1 Lexy presented information on the availability of the CERT (Community Emergency Response Team) program for the community.

6.2 Lahi reported on the community Kalapana Seaview Estates renaming committee and circulated a sign-up sheet for people who would like to be updated and invited to future educational meetings.

7. Adjournment

7.1 A motion to adjourn was made by a resident. Motion passed. The meeting adjourned at 5:35 PM.

Minutes reconstructed and submitted by the 2026 Board of Directors.