

MEETING MINUTES  
OF THE BOARD OF DIRECTORS  
KAILUA VIEW ESTATES  
January 22, 2014

**CALL TO ORDER:**

There being a quorum present, President Christina Gross called the meeting to order at 3:05 p.m. HST.

**BY INVITATION:**

Management Executive [ME], Nan Cain from Hawaiiana Management Co. Ltd attended the meeting in person. ME Cain acted as Recording Secretary by unanimous consent.

**PRESENT:**

President Christina Gross, Vice-President Darlene Daboling, Secretary/Treasurer Robert Oswald, Directors Roland Fornataro, Lee Johnson, Carrol Dela Fuente and Ted Leaf were present in person.

**EXCUSED:**

None

**GUESTS:**

Owners Robert and Regina Farish (Lot 32062), and Seth Blume (Lot 33102) were also in attendance.

**OWNERS FORUM:**

- 1) Owners Robert and Regina Farish (Lot 32062) – Requested that the Board reconsider its definition of paved to allow gravel as a surface for driveway installation.
- 2) Owners Seth Blume (Lot 33102) – Requested that the Board review the Governing Documents to determine allowable height of vegetation on a lot.

**PREVIOUS MEETING MINUTES:**

The Regular Board of Directors meeting minutes of December 4, 2013 were approved unanimously as presented.

**FINANCIALS:**

The November 2013 financials were accepted by general consent, subject to audit.

**MANAGERS REPORT:**

**Archiving Historical Documents:** Deferred until after the Annual Meeting.

**Action Items Unfinished:** ME Cain informed the Board that all items on the Property Managers “Action List” were completed or in progress.

**UNFINISHED BUSINESS:**

**Landscape Rec Center Clean up:** Kona Hillscapes has been hired. Rec Center scheduled for landscape cleanup prior to the Annual Meeting.

**Vacant Land - Goat Dozers:** Since only positive responses were received from the Association membership, Director Johnson made a motion to hire the Chris Wilcox of Goat Dozers to bring in his herd and clear the upper portion of the vacant lot. Secretary/Treasurer Oswald seconded and the motion passed unanimously.

**Vacation Rental:** A Violation letter was sent to the Owner of 33023 for advertising the home as a vacation rental. ME Cain was directed to get an estimate of legal costs regarding this matter.

### **NEW BUSINESS**

**Revenue from Rec-Center:** Deferred to the next regular meeting.

**Rec Center repairs:** Secretary/Treasurer Oswald made a motion the hire Woodbury Inspection Group (WIP) to inspect the Rec Center and provide a detailed report of the repairs needed. Director Leaf seconded and the motion pass unanimously. ME Cain was directed to contact WIP to schedule an inspection.

**House Rules:** Vice President Dabbling and Director Dela Fuente volunteered to write up an index for the House Rules and CC&Rs for the community.

**Annual Meeting:** Discussion only.

**Feral Animals:** ME Cain reported to the Board that several complaints had been received regarding feeding the feral animals such as pigs, chickens and turkeys.

### **EXECUTIVE SESSION:**

ME Cain provide a updated report from ADAC regarding the current collection status.

### **NEXT MEETING:**

The next regularly scheduled Board meeting will be determined at the Organizational meeting on February 8, 2014.

### **ADJOURNMENT:**

There being no further business to be brought before the Board of Directors, the meeting was adjourned at 5:52 p.m. HST.



Secretary/Treasurer Robert Oswald

Submitted by:  
Nan N. Cain, Recording Secretary  
Hawaiiiana Management Co. Ltd.  
Managing Agent for Kailua View  
Estates Association