



MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
January 11, 2017

PLACE:

Hawaiiana Management Company, Ltd., conference room at 74-5620 Palani Road, Kailua-Kona, HI 96740.

CALL TO ORDER:

There being a quorum, President Christina Gross called the meeting to order at 3:00 p.m. HST.

PRESENT:

President Christina Gross, Vice President Ted Leaf, Secretary/Treasurer Robert Oswald, Directors Sharon Exley, Peggy Stelmachowicz, and Lee Johnson were present in person.

EXCUSED:

Director Darlene Daboling

BY INVITATION:

Management Executive [ME], Nan Cain from Hawaiiana Management Co. Ltd. ME Cain acted as Recording Secretary by general consent.

GUESTS:

None

PREVIOUS MEETING MINUTES:

Director Johnson made a motion to approve the Regular Meeting Minutes of December 14, 2016 as presented. The motion was seconded and approved unanimously.

FINANCIALS:

Secretary/Treasurer Oswald made a motion to accept the Financial Statements of November 2016, subject to audit. The motion was seconded and approved unanimously.

MANAGERS REPORT:

ME Cain informed the Board that all items on the Property Managers 'Action List' were either in progress or completed.

ME Cain was directed to obtain bids for the following:

- Patching hole in the wood at Rec Center
- Paint Specs and Bids
- Painting of Gates with rust inhibitor

COMMITTEE REPORTS:

House Rule Committee (HRC) – This topic was tabled until the next regular Board Meeting. A request volunteers for the House Rule Committee will be issued at the Annual Meeting during Owners Forum.

Covenant Enforcement Committee – The community inspection is scheduled for January 17, 2017 at 1:00 p.m. ME Cain and Directors Exley and Johnson will conduct the inspection.

The Rec Center will be inspected prior to the community inspection.

UNFINISHED BUSINESS:

Resolution to Terminate Use of the Rec Center & Rent Collection – ME Cain received a proposed Resolution to Terminate Use of the Rec Center. This item was tabled until more information could be reviewed.

NEW BUSINESS:

Gates at Rec Center – ME Cain was directed to add this to the 'Action List'.

C-7 Collection Letters issued for fines – ME Cain was directed to consult the Association's Attorney regarding the issuing of 'C-7 Collection Letters' for violations and to review the current 'C-7 Collection Letters' regarding formatting and to report to the Board.

KVE Website Corrections or Changes – The website will be reviewed by the new Board after the Annual Meeting.

Landscaping – The naupaka on the hillside has not been trimmed. ME Cain was instructed to forward the landscaping contract to the Board.

DELINQUENCIES:

Rickel/ADAC – ME Cain was directed to consult with the Association's Attorney regarding the over payment made to Rickel/ADAC for foreclosures advances on two of the accounts. Director Exley made a motion to approve the payoff of the balance that is required not to exceed one thousand dollars. The motion was seconded and approved unanimously.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:00 p.m. HST, by general consent.

NEXT MEETING:

The next regular Board Meeting is scheduled for February 4, 2017 after the Annual Meeting. The Board will elect officers and set the meeting dates for 2017.

Secretary/Treasurer Robert Oswald

Submitted by:

Nan N. Cain, CMCA®, AMS®,
Management Executive
Hawaiiana Management Co. Ltd.
Managing Agent for Kailua View
Estates Association