



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
January 8, 2018

PLACE:

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

OWNERS FORUM:

Owner Pablo Penelozza, Lot 33056 addressed the Board during owner's forum regarding purchasing the vacant land next to the Rec Center.

CALL TO ORDER:

There being a quorum, President Sharon Exley called the meeting to order at 3:15 p.m. HST.

PRESENT:

President Sharon Exley, Vice President Peggy Stelmachowicz, Secretary/Treasurer Robert Oswald, Directors Kalei Farley, and Lee Johnson were present in person.

EXCUSED:

Director Linda Lesh

ABSENT:

Director Darlene Daboling.

BY INVITATION:

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

PREVIOUS MEETING MINUTES:

Secretary/Treasurer Robert Oswald **made a motion** to approve the Board Meeting Minutes of December 11, 2017, with the following corrections:

- a) 'Director Lesh was not in attendance'
- b) 'Director Johnson seconded the motion to accept the October financial statements'

Director Johnson seconded and the motion was **approved unanimously**.

PRESIDENT'S REPORT:

None

FINANCIALS:

Secretary/Treasurer Oswald **made a motion** to accept the financial statements provided by Hawaiiiana for the month of November 2017, subject to audit. Director Farley seconded and the motion was **approved unanimously**.

SME Cain was directed to review the water bill for November as it seemed have an increase during the mandatory '25% Reduction period' requested by the Water Department.

MANAGERS REPORT:

ME Cain reviewed the 'Action List' list and presented it to the Board.

COMMITTEE REPORTS:

Design Review Committee (DRC) –

The following Design Review applications were approved by the DRC:

- 32070 – Solar
- 33056 – Fence and Gate addition

Compliance Inspection Committee – The next community inspection is scheduled on January 22, 2018 at 10:00 a.m. HST.

House Rule Committee – After reviewing the proposed 'House Rules' the Board concluded that they were not specific to the Conditions, Covenants and Restrictions and decided by unanimous consent to not continue with the proposal to draft additional rules.

UNFINISHED BUSINESS:

Board Meeting Owners Participation Rules – ME Cain presented a draft of the rules in the Board packet. Secretary/Treasurer Oswald **made a motion** to approve the Board Meeting Owner Participation Rules. Director Farley seconded and the motion was **approved unanimously**. ME Cain was directed to mail out the rules to all the owners.

Landscaping of Rec Center – SME Cain sent signed contracts with down payments to Executive Landscaping.

Bi-Annual Tree Service 2018 – Director Farley **made a motion** to accept the bid from Tropical Tree Care for trimming the four (4) Palm trees at the Rec Center. Secretary/Treasurer Oswald seconded and the motion was **approved unanimously**.

SME Cain was directed to write a letter to Johnson Brother's Tree Service canceling their service.

Revision of the 2018 Reserve Study – SME Cain was directed to inform Akamai Reserve Specialists of the new starting balance of \$72,000.00 for the reserve study.

Secretary/Treasurer Oswald met with two contractors regarding the asphalt in the Rec Center parking lot. Per Jade at Island Asphalt the parking lot needs to be crack filled and resealed at a cost of \$7,760.37. The Board **approved** the crack fill and resealing be done in 2018 **by general consent**. ME Cain was directed to contact Island Asphalt and schedule the work after the Annual Meeting.

NEW BUSINESS:

Annual Meeting – ME Cain confirmed that Director Stelmachowicz has volunteered to serve on the Board if reelected.

Roberts Bus Parking on Hoene St. – Director Farley reported that there is a Roberts Bus being parked on Hoene St. overnight. ME Cain was directed to contact Roberts regarding this matter and to request that the bus be parked elsewhere.

KVE33095 – Director Farley reported that there is construction noise from this property well after the end of a work day. ME Cain was directed to contact owner regarding this matter.

The Sale of the Vacant Lot Next to Rec Center – Owner Pablo Penelozza, Lot 33056 inquired about the possibility of purchasing the vacant lot next to the Rec Center. President Exley informed Pablo Penelozza of the CC&R requirement, that if the Association were to sell the vacant land next to the Rec Center the Association would be required to purchase a 'like property'. 'Like' properties are not available. The Association would also have to obtain a written consent of 2/3rd of the ownership.

DELINQUENCIES:

ME Cain was directed to send everyone, who had failed to re-pay their delinquent account per their 'Payments Plans' to the Attorney for collection.

ADJOURNMENT:

There being no further business President Exley made a motion to adjourn the meeting. The motion was seconded and was **approved unanimously** at 4:38 p.m. HST.

NEXT MEETING:

The 2018 Annual Meeting is scheduled for February 3, 2018. Check in is at 9:00 a.m. HST. The meeting is to be held at the Kailua View Estates Rec Center.


Secretary/Treasurer Robert Oswald

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