



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
October 9, 2018

PLACE

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

OWNER'S FORUM

None.

CALL TO ORDER

There being a quorum, President Erik Frostad called the meeting to order at 3:05 p.m. HST.

PRESENT

President Erik Frostad, Vice President Peggy Stelmachowicz, Secretary/ Treasurer Robert Oswald Director Lee Johnson and were present in person. Director Kalei Farley joined the meeting at 3:12.

The Board has not appointed a person to fill the vacancy.

BY INVITATION

Senior Management Executive [SME], Michael Kennedy from Hawaiiana Management Co. Ltd. SME Kennedy acted as Recording Secretary by **general consent**.

PREVIOUS MEETING MINUTES

Vice President Stelmachowicz **made a motion to approve** the Regular Board Meeting minutes of September 10, 2018 as corrected with Director Lee Johnson's being listed as 'Excused' instead of 'Present'. President Frostad seconded and **the motion was approved unanimously**.

PRESIDENT'S REPORT

President Frostad gave a verbal report and requested that the Health Department be contacted about the use of the kitchen sink and the grey water being approved for the system.

FINANCIALS:

Secretary/Treasurer Oswald **made a motion** to accept the July and August financial statements as presented, subject to audit. The motion was seconded and **approved unanimously**.

MANAGERS REPORT

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

COMMITTEE REPORTS

Design Review Committee (DRC) – 32019 6 ft. and addition to driveway will be reviewed by the DRC.

Compliance Inspection Committee (CIC) – The Inspection will be rescheduled.

Coqui Frog Committee (CFC) – No report was given.

Street Parking Committee (SPC) – No report was given.

Social Committee (SC) – No report was given.

Safety Committee (SFTY) – No report was given.

UNFINISHED BUSINESS

Parking Lot Resealing & Tennis Court – Postponed until after the new septic system is installed.

Rec Center Doors to the Restrooms – Postponed until after the new septic system is installed

Assessment Payment Resolution – The \$700.00 threshold for sending a delinquent owner to the Attorney for collection has been deferred.

NEW BUSINESS

2019 Budget Review – SME Cain presented the proposed draft of the 2019 budget for the Boards review and recommended some changes. Secretary/Treasurer Oswald **made a motion** to adopt the 2019 budget with monthly expenses totaling \$7,459.00 per month, a reserve contribution of \$984.00 per month and revenue of \$8,443.00 per month. Director Johnson seconded and the motion was **approved unanimously**.

Large Capacity Cesspools – Cesspools that serve more than 20 people per day were required to be abandoned in April 5, 2005. Based on the usage calculation from 2014 through 2017 the Rec Center averages 25 people per day due to the events that are held there.

SME Cain had the lines scoped and they are in need of repair/replacement. SME Cain will obtain bids from Engineers, Plumbing and Excavating companies to obtain a price for the abandonment of the current cesspool and the installation of a new septic system.

The restrooms have been locked up with no access available and temporary portal toilets have been brought in.

Delinquencies – The Board authorized the Association Attorney to lien every property that is ninety days (90) delinquent.

ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 4:01 p.m. HST by general consent.

NEXT MEETING

2018 Board Meeting Schedule

Tuesday, November 13, 2018 (Monday is a Holiday)
Monday, December 10, 2018

2019 Board Meetings Schedule

Monday, January 14, 2019
Saturday, February 2, 2019 Organizational Board Meeting – KVE Rec Center after the Annual Meeting

The next 2019 Annual Meeting to be held at the Kailua View Estates Rec Center is scheduled for:

Saturday, February 2, 2019. 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