



## Kailua View Estates

MEETING MINUTES  
OF THE BOARD OF DIRECTORS  
KAILUA VIEW ESTATES  
December 14, 2016

**PLACE:**

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

**CALL TO ORDER:**

There being a quorum, Vice President Ted Leaf called the meeting to order at 3:06 p.m. HST. President Christina Gross arrived at 3:09 p.m. HST.

**PRESENT:**

President Christina Gross, Vice President Ted Leaf, Directors Darlene Dabbling, Peggy Stelmachowicz, Jim Grimes, and Lee Johnson were present in person.

**EXCUSED:**

Secretary/Treasurer Robert Oswald and Director Exley

**BY INVITATION:**

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

**GUESTS:**

Community Policing Officer Scott Dewey and Attorney Alan Tuhy

Officer Dewey gave a verbal presentation on squatters and speeding. Officer Dewey was invited to the Annual Meeting on February 4, 2017.

Attorney Alan Tuhy was interviewed regarding his collection practices, procedures, and estimated charges.

The regular Board meeting continued at 4:25 p.m. HST.

### **PREVIOUS MEETING MINUTES:**

Vice President Leaf made a motion to approve the Regular Meeting Minutes of November 16, 2016. The motion was seconded and the motion was approved unanimously.

The October 13, 2016, meeting was previously approved. ME Cain noted that the minutes required an additional correction while having them posted to the Kailua View Estate web site. The correction was made; Secretary/ Treasurer Robert Oswald attended the October 13, 2016, meeting in person. This correction was approved by general consent.

### **FINANCIALS:**

The Financial Statements of October 2016 were approved by general consent, subject to audit.

Vice President Leaf made a motion to approve the purchase of a gift card to be given to Owner Bradley Main in the amount of \$360.00, as a token of appreciation for maintaining the Association's lawn mower and the vacant field next to the rec center. 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. Director Grimes was not able to access the rec center water fountain controls.

### **COMMITTEE REPORTS:**

House Rule Committee (HRC) – ME Cain was directed to amend the 'House Rules' to include proposed changes at the next regular Board meeting.

Covenant Enforcement Committee – ME Cain informed the Board that all the violations were not issued to the offending lots from the inspection of October 17, 2016. ME Cain conducted an inspection on Saturday, December 3<sup>rd</sup>, to determine if the violators from the October inspection were still in violation. ME Cain then issued violations to the offenders. There was no charge to the Association for ME Cain's time. Violation letters were issued by December 6, 2016.

### **UNFINISHED BUSINESS:**

Collection Attorney – After the previous interviews with the Devries Law Firm and Alan Tuhy, Attorney at Law, Vice President Leaf made a motion to approve Alan Tuhy as the Association's Attorney for Collection and General Matters. The motion was seconded and approved unanimously.

Annual Meeting – The Board discussed which terms will be expiring in 2017 and who will be standing for re-election. Director Grimes resigned from the Board and left the meeting. President Gross will not be standing for re-election. Director Dabbling left the meeting at 5:00 p.m. HST.

**ADJOURNMENT:**

Due to loss of quorum at 5:01 p.m. HST, all remaining items will be deferred until the next Regular Board meeting. Listed below are the remaining items.

**UNADDRESSED BUSINESS:**

Termination of Common Area Privileges for Delinquent Owners – The ‘General Matters’ Attorney, Alan Tuhy reviewed the proposed resolution and once the Board approves it, the Board can present this resolution to the ownership as written, for Owners approval at the Annual Meeting on February 4, 2017.

**NEW BUSINESS:**

Gates at Rec Center – Vice President Leaf noted, via email prior to the meeting, the need for gate repairs due to visible rust at the rec center.

**DELINQUENCIES:**

Lot 32010 proposed payment plan -

**NEXT MEETING:**

The next regular Board Meeting is scheduled for January 11, 2017 at 3:00 p.m. HST at the Hawaiiana Management Company conference room.



Secretary/Treasurer Robert Oswald

Submitted by:

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