



## **ANNUAL MEETING MINUTES**

### **KAILUA VIEW ESTATES ASSOCIATION February 7, 2015**

#### **CALL TO ORDER:**

President Christina Gross, acting as the meeting Chair, called the 2015 Annual Meeting to order at 10:03 a.m. HST. Nan Cain, Management Executive, Hawaiiana Management Company was appointed Recording Secretary for the meeting. A quorum was established with ninety (90) votes, a 38.46% present in person or by proxy.

#### **PROOF OF NOTICE OF MEETING**

A notice of the Annual Meeting was sent out to all owners of record on December 8, 2014. A copy of this notice has been made a part of the Annual Meeting file.

#### **INTRODUCTION OF BOARD MEMBERS AND GUESTS**

President Gross welcomed all the owners and introduced the Board of Directors and invited guests:

##### Board of Directors

Christina Gross, President  
Darlene Dabbling, Vice President  
Robert Oswald, Secretary/Treasurer  
Ted Leaf, Director  
Lee Johnson, Director  
Roland Fornataro, Director  
Carrol Dele Fuente, Director

#### **PARLIAMENTARY AUTHORITY**

Robert's Rules of Order, Newly Revised, was the governing authority for this meeting in any instances not covered by the Association Bylaws or Hawaii Revised Statute 421J and 414D.

#### **APPROVAL OF MINUTES:**

The Minutes of the February 8, 2014 Annual Meeting were approved by the Board of Directors, and mailed to all owners and made available at check in. There being no objections, the reading of the minutes was waived. There being no objection, the Board was authorized to approve the minutes of this 2015 Annual Meeting.

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## **REPORTS**

President's Report – President Gross gave a verbal report to all the owners.

Officer Fontes, Community Officer, gave a verbal report on crime and traffic in the community during the Owner's forum.

Owner Bradley Main, Lot 32040, gave a verbal report on speed bumps being installed along Nani Kailua during the Owner's forum.

## **TAX REPORT**

Belinda Victorino of Munro's Tax and Bookkeeping will be preparing the taxes for the year ending December 31, 2014.

## **ELECTION OF DIRECTORS**

President Gross stated that Article III, Section 3.1 of the project Bylaws specifies that the affairs of the Association shall be governed by a Board of Directions composed of not less than three (3) or more than nine (9) persons, each of whom shall be an Owner of record in the Kailua View Estates Association.

President Gross announced that all nine (9) terms were expiring.

## **NOMINATIONS**

Christina Gross, Darlene Dabbling, Robert Oswald, Ted Leaf, Lee Johnson, and Roland Fornataro, agreed to stand for re-election.

The Chair called for further nominations. There being no further nominations, nominations were closed.

Owner Bradley Main, Lot 32040 made a motion to waive the requirement of the By-laws which states voting shall be by ballot and accept voting by acclamation due to the fact that there are nine (9) vacancies and only six (6) nominees. There being no objection from the assembly, Christina Gross, Darlene Dabbling, Robert Oswald, Ted Leaf, Lee Johnson, and Roland Fornataro were elected by acclamation. The terms will be set at the Organizational Meeting following the Owners Forum.

## **NEW BUSINESS**

The following resolutions were adopted by unanimous consent:

- a) "Resolved, that any excess of membership income over membership expenses for the year ending December 31, 2015 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604."

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- b) “Resolved, that pursuant to the following State Statute, the membership hereby adopts the following language and criteria in an effort to collect the unpaid assessments owing the Association. §421J-B Association fiscal matters; collection of unpaid assessments from tenants or rental agents.”

**ADJOURNMENT**

There being no further business to be brought before the ownership the meeting was adjourned at 10:19 a. m. HST.

Submitted By:

Nan N. Cain  
Recording Secretary

Approved by the Board of Directors  
Kailua View Estates

  
Secretary