



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
March 11, 2015

CALL TO ORDER:

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

PRESENT:

President Christina Gross, Secretary/Treasurer Robert Oswald, Directors Roland Fornataro, Lee Johnson, Ted Leaf, and Rick Fellner were present in person, Vice-President Darlene Daboling and Director Gary Brown joined the meeting via conference call.

EXCUSED:

Directors Johnson and Fellner left the meeting at 5:25 p.m. HST.

BY INVITATION:

Management Executive [ME], Nan Cain from Hawaiiiana Management Co. Ltd attended the meeting in person. ME Cain acted as Recording Secretary by general consent.

OWNER'S FORUM:

Owner Sharon Exley, Lot 33118 was present in person.

PREVIOUS MEETING MINUTES:

Secretary/Treasurer Oswald made motion to approve the Regular Meeting minutes of January 14, 2015, the Annual Meeting minutes and Organizational Meeting minutes of February 2, 2015 that were approved with the corrected spelling of Vice-President Daboling's name. Director Fornataro seconded the motion and it was approved unanimously.

PRESIDENT'S REPORT:

President Gross gave a verbal report.

TREASURER'S REPORT:

Secretary/Treasurer Oswald made motion to accept the Financial Statements of January 2015, subject to audit. Director Fellner seconded and the motion was approved unanimously.

Director Johnson made a motion to transfer \$50,000.00 to a 12 month CD at the highest interest rate from the 'Checking Operating' account. Secretary/Treasurer Oswald seconded and the motion was approved unanimously.

MANAGERS REPORT:

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

UNFINISHED BUSINESS:

Rec Center Repairs

- Termite Treatment – The termite treatment was completed on March 6, 2015, at a cost of \$1,050.00.
- Storage Closet/ Security Closet – Director Leaf made motion to purchase the proposed fiberglass doors at a cost not to exceed \$3,000.00 including hardware, to replace the water damaged wooden doors for the Rec Center storage closet. Director Johnson seconded and the motion was approved with a majority vote. The vote carried with President Gross, Vice-President Dabbling, Secretary/Treasurer Oswald, Directors Johnson, Leaf, Brown, and Fellner in favor (7) and Director Fornataro (1) opposed.

Trees Blocking Neighbor's Views – ME Cain was directed to draft a letter to all the owners requesting that they keep the vegetation on their lot trimmed to prevent encroaching on neighboring properties or into the street.

Security at the Rec Center - To date there have been no further reports of vagrants at the rec center.

On Going Construction at Lot 32080 – ME Cain has received several complaints from the neighbors on the same street. A violation warning letter was sent to the owner. ME Cain was directed to continue with the violation process.

Survey of the Park/Vacant Lot Area – The three proposals received were reviewed by the Board. By general consent it was agreed that the proposal from Peter Souza, of Crossroads Hawaii Surveying was accepted, at a cost of \$834.00 including tax. All property lines would be surveyed and the corners marked with pins.

NEW BUSINESS:

Ratify the Appointment of Director Rick Fellner – Secretary/Treasurer Oswald made a motion to approve the appointment of Rick Fellner to the position of Director the term will expiring in 2016. Director Fornataro seconded and the motion was approved unanimously.

Lot 33024 – Temporary Structure and Gate Installation: By general consent the Board would not fine the owner because the garage is no longer being installed. By general consent the Board agreed to not pursue fining the owner for the un-approved gate due to its acceptability.

Lot 32013 – Status on Permits: The owner reported that she is still in the process of obtaining the permits for the “Guest House” built on the property. The Board agreed by general consent to defer this until the next regular Board meeting.

Lot 32039 – Incomplete Driveway: A violation warning letter was sent to the owner. ME Cain was directed to continue with the violation process.

Lot 33052 – Rec Center damages to the tennis courts and the rock wall were verified by an owner and a tenant on the afternoon of February 15, 2015 after the event. Director Johnson made a motion to withhold the deposit for the damage done to the rec center tennis courts and rock wall that took place during the event. The motion was seconded and was approved unanimously.

Lot 32084 – Barking Dog Appeal: The owner assures the Board that the dog that is barking is not coming from their lot. As there was no proof provided by the complainant the Board agreed by general consent to waive the fine.

Lot 32009 – Unapproved Addition: A violation warning letter was sent to the owner. ME Cain was directed to continue with the violation process and to forward correspondence to the Building Inspector.

Website – On March 4, 2015 the Kailua View Estates Web Master, Steven Butterfield, Lot 33103, requested that the Board review the web site and to advise him on any changes that might be needed. ME Cain suggested that current pictures of the Board should be updated. This matter was deferred until the next regular Board meeting.

Rock Wall, Barbeque and Pillar Repair – The proposal for the repair and replacement of the missing lava rocks from the pillars, the barbeque and the rock wall between the tennis court and Rec Center was approved by general consent at a cost of \$1,708.39 including tax.

Grey Rock Installation – It was suggested by Jordan of Kona Hillscapes that grey rock with a weed mat be installed to prevent/eliminate the over growth of the invasive widelia plant that creeps up into the parking lot from the planter in front of the bougainvillea. The Board agreed to obtain bids.

Forming Committees – Director Leaf volunteered to be on the Rec Center Repair Committee. Secretary/Treasurer Oswald will continue volunteering for the Coqui Committee. Some of the suggested committees were a Park Committee and a Social Committee. The Board agreed to defer any other appointments of committee members until the next regular board meeting.

Fire Extinguisher for the Rec Center – This item was overlooked and not listed on this meeting’s agenda. The Board agreed to address this at the next regular Board meeting.

Owners Forum:


Owner Sharon Exley, Lot 33118, volunteered to serve on the Board. Director Leaf made a motion to appoint Sharon Exley to the position of Director the term will expire in 2016. Director Johnson seconded and the motion was approved unanimously.

Delinquencies:

The current delinquencies were reviewed. ME Cain was directed to send a reminder notice to all delinquent owners prior to sending them to ADAC for collection.

ADJOURNMENT:

There being no further business to be brought before the Board of Directors, the meeting was adjourned by general consent at 5:51 p.m. HST.



Secretary/Treasurer Robert Oswald

Submitted by:

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