

MEETING MINUTES  
OF THE BOARD OF DIRECTORS  
KAILUA VIEW ESTATES  
March 19, 2014

**CALL TO ORDER:**

There being a quorum present, President Christina Gross called the meeting to order at 3:04 p.m. HST.

**PRESENT:**

Vice-President Darlene Daboling, Secretary/Treasurer Robert Oswald, Directors Lee Johnson, Carrol Dela Fuente, Roland Fornataro, and Ted Leaf were present in person.

**EXCUSED:**

**GUESTS:**

**BY INVITATION:**

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

**PREVIOUS MEETING MINUTES:**

The Regular Meeting minutes of January 22, 2014, the Annual Meeting and Organizational Meeting minutes of February 8, 2014 were approved unanimously as presented.

**TREASURER'S REPORT:**

The December 2013 and January 2014 financials were accepted by general consent, subject to audit.

**MANAGERS REPORT:**

**Archiving Historical Documents:** Deferred until a storage shed can be built at the rec. center.

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

**UNFINISHED BUSINESS:**

**Rec – Center Clean up Landscape:** Over grown vegetation was removed per the contract at a cost of \$4,406.39.

**Vacant Land – Goat Dozer:** Over grown weeds and cane grass were removed by the herd of goats, or cut down, by Chris Wilcox, owner of The Goat Dozers at a cost of \$833.34.

**Vacation Rental:** Previously the Board directed ME Cain to issue a violation letter to the owner for advertisement. It has been brought to the Boards attention that these violations are invalid as the owner is not advertising within the community. ME Cain was directed to remove the fines.

**Revenue from the Rec – Center:** After lengthy consideration it was decided by unanimous consent that the Rec – Center would not be rented to non-owners in the community.

**Woodbury Inspection:** ME Cain was directed to review the Woodbury report and request bids on the repairs needed for the roof, electrical, rust, gutters and signs.

**Table of Contents for CC&Rs:** Director Dela Fuente will review the document and submit an index for review prior to the next Board Meeting.

**Feral Animals:** It was brought to the Boards attention that there are owners who have been feeding feral animals. ME Cain has received a number of reports from owners who have lawn damage caused from feral pigs. ME Cain was directed remind owners of the Association's policy of not feeding or harboring animals that are not approved by the CC&Rs in the next Newsletter.

## **NEW BUSINESS**

**Park clean-up Committee:** ME Cain was directed to send out an email blast to owners request volunteers for the rest of the clean-up of the vacant lot area.

**Modification on gravel for driveways:** By general constant, the Board agreed that all gravel driveways currently installed in the community would be reviewed on an individual bases. Owners will be asked to submit site maps or photos of their existing driveways to the Design Review Committee (DRC). Once the driveways have been approved by the DRC the owners would be issued an approval letter and asked to keep the letter for their records. ME Cain was directed to draft a letter for Board review and approval, stating the requirements of the gravel driveways as a permanently boundary area where all rocks are maintained inside the borders. Owners are required to make sure the gravel does not travel out to any concrete driveway, public roadway or into a neighbor's yard. Owners will be required to maintain the gravel driveways with additional rock material as needed over time and be kept free of weeds and/or and grass. All future proposed gravel driveways will be approved on an individual bases.

**Traffic Concerns:** Director Fornataro was asked to request information from his contacts on the Kona Crime Prevention Committee. ME Cain was directed to contact the police or the county officials and request that solar traffic signs be installed throughout the community.

**Coqui Frogs:** Director Oswald has contacted by several owners regarding the use of the Coqui sprayer. The cost of the Citrus Acid used to kill the frog is \$113.58 for a 50lbs bag.

**ADAC update:** ME Cain provided the Board with a Case Audit Report.

## **NEXT MEETING:**

The next regularly scheduled Board meeting will be on May 14, 2014 at 3:00 p.m. HST, in the Hawaiiana Management Company meeting room. The dates for future 2014 Board Meetings will be:

July 9, 2014 at 3:00 p.m. HST

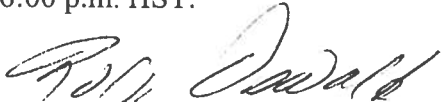
September 10, 2014 at 3:00 p.m. HST

November 12, 2014 at 3:00 p.m. HST  
January 14, 2015 at 3:00 p.m. HST

Annual 2015 Meeting scheduled for February 7, 2015 at 10:00 a.m. HST

**ADJOURNMENT:**

There being no further business to be brought before the Board of Directors, the meeting was adjourned at 6:00 p.m. HST.



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Secretary/Treasurer Robert Oswald

Submitted by:  
Nan N. Cain, Recording Secretary  
Hawaiiana Management Co. Ltd.  
Managing Agent for Kailua View  
Estates Association