



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
March 30, 2016

PLACE:

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

CALL TO ORDER:

There being a quorum, President Christina Gross called the meeting to order at 3:12 p.m. HST.

PRESENT:

President Christina Gross, Vice President Ted Leaf, Secretary/Treasurer Robert Oswald, Directors Sharon Exley, Lee Johnson, Peggy Stelmachowic and Jim Grimes were present in person.

EXCUSED:

Directors Darlene Daboling and Pat Fornataro were unable to attend.

BY INVITATION:

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

GUESTS:

None

PREVIOUS MEETING MINUTES:

Vice President Leaf made a motion to approve the Regular Meeting Minutes of January 27, 2016, the Annual Meeting and Organizational Meeting Minutes as written. Director Johnson seconded and the motion was approved unanimously.

TREASURER'S REPORT:

Secretary/Treasurer Oswald provided a verbal report.

Secretary/Treasurer Oswald made a motion to accept the Financial Statements of January and February 2016 as presented, subject to audit. Director Exley seconded and the motion was approved unanimously.

MANAGERS REPORT:

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

COMMITTEE REPORTS:

House Rule Committee – update

There were no volunteers for the Committee. Director Exley suggested each Director review the CC&Rs, Resolutions and the Rec Center Rules to determine what should be in the House Rules and Rec Center Rules.

Covenant Enforcement Committee – members

President Gross, Directors Exley and Johnson volunteered to be on this committee. Vice President Leaf volunteered to act as an alternate.

UNFINISHED BUSINESS:

Compliance Review

- a. Ongoing Construction at **Lot 32080** – President Gross and Director Exley will schedule a meeting with the owners to discuss their planned course of action.
- b. Unapproved Addition at **Lot 32009** – ME Cain was directed to issue a letter requesting proof of the correct permit for the side room addition being approved. Director Grimes volunteered to go by and visit with the owner.
- c. Maintenance violation at **Lot 32016** – ME Cain was directed to issue another violation letter.
- d. Unapproved Addition at **Lot 32048** – ME Cain was directed to issue another violation letter.
- e. **Lot 33006** – the Board received violation report regarding feral roosters. Director Grimes will visit with the complaining owner.
- f. Vacant **Lots 33087 and 33089** are again overgrown. ME Cain was directed to issue a violation letter to both owners requesting the monthly removal of all weeds from the lots and to have the lots sprayed monthly to prevent the regrowth.

Reserve Study 2017

Akamai Reserves has not submitted the draft Reserve Study. This item was deferred until the Reserve Study is received and reviewed by the Board.

Rec Center Repairs

The Board accepted the bids from James Silva of Associa OnCall, to complete the following repairs at a cost of approximately \$ 1,770.00.00 by general consent:

- a) Cold patch holes in asphalt parking lot – includes material and labor \$180.00
- b) Cut/Grind sidewalk near the car entrance gate so that the sidewalk is level – \$ 120.00
- c) Replace faucet in women's bathroom – \$240.00
- d) Clean all gutters at rec center – removal of all tennis balls and debris – \$ 480.00
- e) Rebuild both bathroom stalls partitions and the replacement of the 4x4 studs and rehanging the existing doors – \$ 720.00
- f) Replace two four foot light bulbs provided by the HOA – \$30.00

Vice President Leaf will contact his contractor to obtain a bid for the removal of the vacant lot palm tree.

Director Grimes will inspect the water fountain to see if he can repair it.

Secretary/Treasurer Oswald will inspect the barbed wire for removal at the rec center.

ME Cain was directed to obtain bids for the installation of gutter screens at the rec center.

NEW BUSINESS:

None

NEXT MEETING:

The next regular Board Meeting is scheduled for May 4, 2016 at 3:00 p.m. HST at the Hawaiiana Management Company conference room.

ADJOURNMENT:

There being no further business to be brought before the Board of Directors, the meeting was adjourned by general consent at 5:49 p.m. HST.

EXECUTIVE SESSION:

None

 5/21/2016
Secretary/Treasurer Robert Oswald

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