

MEETING MINUTES  
OF THE BOARD OF DIRECTORS  
KAILUA VIEW ESTATES  
April 10, 2013

**CALL TO ORDER:**

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

**BY INVITATION:**

Nan N. Cain, Management Executive (ME) of Hawaiiana Management Company, Ltd. was present and acted as Recording Secretary.

**PRESENT:**

President Joe Reynolds, Vice-President Darlene Daboling, Secretary/Treasurer Robert Oswald, Directors Steve Butterfield, Christina Gross, Lee Johnson, Roland Fornataro and Ted Leaf were all present in person.

**GUESTS**

Owner Dan Sackl (Lot 33057) was present.

**PREVIOUS MEETING MINUTES:**

The following minutes were approved as presented:

The Regular Board of Directors meeting of January 9, 2013

The Annual Meeting of February 9, 2013

The Organizational Meeting of February 9, 2013

**TREASURER'S REPORT**

The December 2012, January 2013 and February 2013 financials were approved by general consent, subject to audit.

**UNFINISHED BUSINESS**

**Painting letter on community signs darker:** ME Cain obtained a price of \$198.00 per sign from John Allen Sign Company to paint the letters darker on the community signs. The Board suggested hiring an art student from Kealakehe High School to paint the letters and assigned ME Cain and President Reynolds with the task of locating a suitable candidate.

**South Hillside:** ME Cain emailed Julie Lyle KOC Office Manager of the Kona Outdoor Circle (KOC) to request that they assist the Board with beautification of the hillside located at the south side of Nani

Kailua. Julie Lyle responded by email and will present the request to the Board of Directors for KOC. ME Cain will follow up with Julie Lyle on the status of decision.

**Vacant Land**: ME Cain reported that she has not received a return phone call from the Tania Orol President of “Let Us Run Our Dogs”. ME Cain will contact her at her place of employment. Director Fornataro brought up the plans for a community garden. President Reynolds stated that all the research he had regarding having a community garden, had been negative. The Board will review all proposals for improving the area.

### **NEW BUSINESS**

**C7 Letters for CC&R Violations**: The Board agreed unanimously to not send an owner to ADAC for a CC&R Violation or a Design Review Violation until after the 4<sup>th</sup> Violation is received, not paid or the violation corrected. Only after that threshold has been reach, a C7 letter will be issued.

**Board Meetings per year**: The Board agreed to continue to hold meetings quarterly or as needed. The next two regularly scheduled meeting are July 10, 2013 and October 16, 2013.

**Request removal of tree weed from vacant lot**: The Board agreed to have the tree weed removed. Director Fornataro will contact his landscaper to obtain a bid on the removal of the tree and clearing of the entire lot. ME Cain was instructed to contact Kona Hillscapes and one other contractor to obtain bids for clearing the vacant lot.

**Rec-Center rental to non-owners**: The Board agreed to defer the decision until the Board had more time to review the issue.

### **Action Item List 1/9/13 – 4/10/13 - incomplete items:**

**Item 1) Historical Documents** - The Board determined that the Directors will review all archived documents with President Reynolds, Vice President Dabbling and Treasurer Oswald, taking the lead within 30 days. ME Cain will forward the Record Retention Schedule to the Board.

**Item 2) Kona Town Storage** – President Reynolds reported that the storage facility was sold. The Board agreed to defer locating a place to store the Historical Documents until the contents have been reviewed.

**Item 14) Rules for Paving** – Director Butterfield has updated the website with the paving rules information. Director Gross will add the wording into the Design Committee Rules. The revised Design Committee Rules will then be mailed to all the owners.

**Item 15) Contact Attorney to update the rules for Paving** – The Board does not feel this is a necessary expense.

**Item 25) Post the short version of the Financials to the website** – The December 2012, January 2013 and February 2013 Financials have been approved by the Board as of this meeting.

ME Cain will email the Financials to Director Butterfield for posting the Kailua View Estates website.

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

**NEXT MEETING:**

Wednesday July 10, 2013, 3:00 p.m. HST, at the Hawaiiana Management Office in Kailua Kona

**ADJOURNMENT:**

There being no further business to be brought before the Board of Directors, the meeting was adjourned at 4:30 p.m. HST.



---

Secretary/Treasurer Robert Oswald

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