



MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
May 7, 2014

CALL TO ORDER:

There being a quorum present, President Christina Gross called the meeting to order at 3:02 p.m. HST.

PRESENT:

President Christina Gross, Secretary/Treasurer Robert Oswald, Directors Lee Johnson, Carrol Dela Fuente, Roland Fornataro, and Ted Leaf were present in person.

EXCUSED: Vice-President Darlene Dabbling

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 March 19, 2014 were approved unanimously as presented.

TREASURER'S REPORT:

The February and March 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Archiving Historical Documents: Deferred until a storage shed can be built at the rec.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:

Woodbury Inspection:

- **Electrical Repairs** - Secretary/Treasurer Oswald made a motion to accept the bid from Big Island Electric for the electrical repairs needed at the Rec Center for \$2,088.54 including tax. The motion was approved by unanimous consent. ME Cain was directed to schedule the repairs to be done as quickly as possible.

- **Termite Treatment** - Secretary/Treasurer Oswald made a motion to accept the bid from Mason Termite & Pest control for the tenting of the Rec Center for \$1,050.00 including tax.
The motion was approved by unanimous consent. ME Cain was directed to schedule the repairs to be done after all the repairs recommended in the Woodbury Report have been made.
- **Skylight and Roof Repairs** - ME Cain was directed to contact Barrett Roofing to clarify details of the bid already received by making sure that the skylights are replaced.
- **General Repairs** – West Hawaii Property Maintenance (WHPM) provided a bid for some specific repairs needed at the Rec Center. ME Cain was directed to obtain a more detailed proposal.

Table of Contents for CC&Rs: Director Dela Fuente submitted the table of contents. The Board will review it and vote on adding it to the Association Governing Docs via email or at the next Board Meeting.

Feral Animals: ME Cain was directed to add this item to the next Newsletter.

Park Cleanup Committee: Secretary/Treasurer Oswald volunteered to organize the Cleanup of the Park (the vacant land next to the Rec Center) on May 10, 2014. To date, the Board is expecting seventeen to twenty volunteers. ME Cain was directed to seek advice regarding the Associations purchase of a ride-on lawn mower for the Landscape Committee. By unanimous consent the Board appointed Bradley Main of Lot 32040 to the Landscape Committee.

Modification on gravel for the driveways: ME Cain was directed to update the House Rules using the paragraph in the March 19, 2014 minutes under “Modification on gravel for the driveways”.

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. ME Cain was directed to include a section in the Newsletter regarding this matter.

NEW BUSINESS: There was no New Business to discuss

NEXT MEETING:

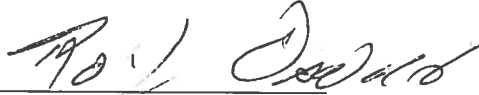
The next regularly scheduled Board meeting will be on July 9, 2014 at 3:00 p.m. HST, in the Hawaiiana Management Company meeting room. The dates for future 2014 Board Meetings will be:

September 10, 2014 at 3:00 p.m. HST, [2015 Budget Approval]
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 4:30 p.m. HST.



Secretary/Treasurer Robert Oswald

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