



MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
July 15, 2015

CALL TO ORDER:

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

PRESENT:

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

EXCUSED:

Director Brown was excused at 4:53 p.m. HST.

BY INVITATION:

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

GUEST'S FORUM:

Owners Hanna Brown, Lot 33015 and Dave Britt, Lot 32081, introduced themselves. Dave Britt addressed the Board regarding the ongoing construction at Lot 32080. The Board thanked Dave and will look into resolving the matter.

PREVIOUS MEETING MINUTES:

Director Exley made a motion to approve the Regular Meeting Minutes of June 17, 2015 as written. Director Leaf seconded the motion and it was approved unanimously.

TREASURER'S REPORT:

Director Exley made a motion to accept the Financial Statements of May 2015 as presented, subject to audit. Director Fornataro seconded and the motion was approved unanimously.

Secretary/Treasurer Oswald expressed a concern that the water bills have increased significantly compared to the water bills for the same period last year. ME Cain volunteered to contact the Water Department to see if there were any increases over the last year and to verify that the rec center and the landscaping are not being charged a residential rate.

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

- Misc. Repairs – the Board decided to defer the “reserve repairs to Rec Center” until the “Rec Center Sales Research Committee” has presented the proposal from the Kona Baptist Church to the members and a decision to potentially sell had been voted on.
- Non Compliance

Lots that are not in compliance are:

- a. Ongoing Construction at Lot 32080 – Director Exley volunteered to draft the letter to the Attorney requesting that the owner comply with the requirements of the governing documents and the Design Review Guidelines.
- b. Incomplete Driveway Lot 32039 – ME Cain was directed to issue another violation letter if owner is not in compliance by August 1, 2015.
- c. Unapproved Addition Lot 32009 – ME Cain was directed to issue another violation letter if owner is not in compliance by August 1, 2015.
- d. Unapproved Addition Lot 32048 –ME Cain was directed to issue another violation letter if owner is not in compliance by August 1, 2015.
- e. Lot 32024 – Garage alteration, this is a County matter as it is unpermitted.
- f. Lot 32002 – The manager of the property contacted ME Cain and requested that the fine be waived and that he be allowed to continue cleaning up the property. The Board agreed to waive the fine and to allow the owner one month to complete the cleaning up of the lot.
- g. Lot 32019 – The bank has foreclosed on the home. ME Cain was directed to issue a first warning to the bank regarding the condition and maintenance of the exterior of the property.

NEW BUSINESS:

Storage of Associations Records – Director Exley requested that Vice President Dabbling and Director Leaf bring the boxes of records they have been storing to her home, so that she may determine which records the Association is required to archive.

Rec Center Sales Research Committee – Director Exley provided a written “Task List” for the Board to review. President Gross will contact Pastor William Dierking of Kona Coast Baptist Church to request a written offer.

Site Inspection – The monthly site inspection will be scheduled via email with the Compliance Committee members.

Speed Calming on Nani Kailua and Hoene Street – Deferred until the Newsletter has been sent out to the members, requesting volunteers for the committee.

Renting of the Rec Center to Non-Owners – The Board agreed that this subject had been discussed previously with the conclusion that renting the rec center to non-owners is not allowed by the governing documents.

House Rules – Vice President Dabbling made a motion to form a Committee to create a set of House Rules (HR). President Gross seconded and the motion passed unanimously. Member of the HR Committee are Directors Brown, Fornataro, and Exley. The Committee was directed to create a draft of House Rules and a violation reporting form for documenting violations.

Temporary Structure Policy – This item was given to the House Rule Committee and will be deferred until they create a set of House Rules.

Parking on Streets – ME Cain was directed to add a section in the Newsletter about parking on the street not being allowed per the County. Members of the Association will be reporting vehicles parked on the roadway to the County.


Storage Closet Keys – Copies of the key to the rec center storage closet were given to President Gross, Vice President Dabbling, Secretary/Treasurer Oswald, and Directors Leaf, and Exley, Jordan of Kona Hillscapes, and ME Cain. ME Cain was directed to maintain a list of individuals who were issued keys.

NEXT MEETING:

The next regularly scheduled Board meeting will be on August 12, 2015 at 3:00 p.m. HST, in the Hawaiiana Management Company meeting room.

ADJOURNMENT:

There being no further business to be brought before the Board of Directors, the meeting was adjourned by general consent at 5:30 p.m. HST.


~~Secretary/Treasurer Robert Oswald~~
~~President~~

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