



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
July 23, 2014

CALL TO ORDER:

There being a quorum present, President Christina Gross called the meeting to order at 3:06 p.m. HST.

PRESENT:

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

EXCUSED:

BY INVITATION:

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

PREVIOUS MEETING MINUTES:

The Regular Meeting minutes of May 7, 2014, were approved unanimously as presented.

PRESIDENT'S REPORT:

President Gross discussed concerns regarding possible squatters living at Lot 33107 and 33043. ME Cain has sent letters to the addresses of each resident and/or last known address of the owner with no response from either owner. ME Cain was directed to contact the Department of Water Supply and HELCO regarding possible illegal connection of utilities. ME Cain was directed to call the police and report the squatters.

TREASURER'S REPORT:

The April, May and June 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Archiving Historical Documents: Deferred until a storage shed can be built at the Rec.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:

Table of Contents for CC&Rs: The "Table of Contents" created by Director Dela Fuente was approved unanimously, as presented, to be added to the CC&Rs on the web site and attached to the documents to aid in location of a subject in the CC&R and Bylaws.

Modification on "gravel" for the driveways: At the May 7, 2014 meeting 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". Upon review the documents the update belongs in the Design Committee Rules. ME Cain directed to complete the task.

Traffic Concerns: ME Cain contacted the Public Works Traffic Division and was told that the county permits parking along the road as long as the vehicle is not blocking an entrance or visibility. Director Leaf volunteered to contact the Community Policing Officer for the subdivision to address speeding. ME Cain was directed to invite the officer to the next Board Meeting.

Woodbury Inspection:

The Board is prioritizing the repairs suggested in the Woodbury Inspection Report on the Rec. Center by taking care of safety items first as well as structural items.

- **Electrical Repairs** – The following electrical repairs were completed by Big Island Electric:
 - a) Electric panel mounted at pole was replaced, with a life expectancy of (30) thirty years.
 - b) Remove and replace junction box, re-splice wires located at edge of parking lot and replace same.
 - c) All breakers were replaced, with a life expectancy of (10) ten years and interior components were cleaned.
 - d) Replaced GFI per code at pavilion, BBQ area, and tennis courts, with a life expectancy of (10) ten years.Total cost of the repairs was \$2,088.54.
- **Termite Treatment** – Scheduled to take place after the skylights and pillars are repaired.
- **Skylight and Roof Repairs** - ME Cain was directed to contact Barrett Roofing to request a new bid that would include the installation of two new skylights. Secretary/Treasurer

Oswald will order the skylights. Secretary/Treasurer Oswald and ME Cain will meet at the Rec Center to get measurements.

- General Repairs – The proposal from Blake Evenson, of Christian Construction:
 - a) To re-paint the walkway steps with yellow gritty safety paint and sanding the rust spots on handrails, applying rust inhibitor plus filling the holes around the railing posts, was approved by general consent for a cost of \$675.00.
 - b) The replacement of (2) two sections horizontal fence pipe that are rusted out, was approved by general consent for a cost of \$325.00.
 - c) The reworking of (10) ten pavilion columns at the bottom where they meet the concrete by cutting the columns at the bottom by (2) two inches and packing with concrete then installing (2) two L brackets per column , which prevent future water damage, was approved by general consent for a cost of \$4,800.00.
 - d) The storage closet will have to be rebid to include metal doors. ME Cain was directed to have plans drawn up for the proposal.
- Parking Lot Repairs – A bid for the parking lot repairs was received from Solid Rock Construction. ME Cain was directed to use those numbers in the budgeting process for 2015.

NEW BUSINESS:

Ratify the purchase of the lawn mower: President Gross made a motion to ratify the actions the Board took since the last Board meeting of May 7, 2014, regarding the purchase of a John Deer riding lawn mower for the vacant lot area. Secretary/Treasurer Oswald seconded and the motion passed unanimously. The purchase price for the lawn mower was \$ 3,436.44. The lawn mower will be delivered to Bradley Main of the Landscape Committee for storage and use in maintaining the grass in the vacant lot at the Rec Center.

Budget Committee: Scheduling of the meeting will be done by email.

Site Inspection: Scheduling of the meeting will be done by email.

Ratify the motion for Lot 32058: Secretary/Treasurer Oswald made the motion to write off Lot 32058 delinquency prior to October 4, 2013 due to bankruptcy, as instructed by ADAC. Director Fornataro seconded and the motion passed unanimously.

Coqui Frogs at Lot 33050: The Coqui Frog Committee (CFC) has treated the yard (8) eight times and there are still Coqui on the lot. ME Cain was directed to write a letter to the owner requesting that he hire a professional with the tools to reach the elevated vegetation for treatment.

Kona Hillscapes, Jordan Hill: Request authorization to purchase up to \$400.00 worth of granules for treatment of the weeds around the tennis courts. The request was approved by general consent.

ADAC Report: ME Cain was directed provide a report of all active owners currently with ADAC including foreclosures and liens.

New Attorney for General Matters: ME Cain was directed to contact local Attorneys who would be willing to take on the General Matters for the Association.

NEXT MEETING:

The next regularly scheduled Board meeting will be on September 10th, 2014 at 3:00 p.m. HST, in the Hawaiiana Management Company meeting room, [2015 Budget Approval].

The dates for future 2014/ 2015 Board Meetings will be:

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 5:15 p.m. HST.



Secretary/Treasurer Robert Oswald

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