



MEETING MINUTES  
OF THE BOARD OF DIRECTORS  
KAILUA VIEW ESTATES  
September 10, 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, Vice-President Darlene Daboling, Directors Carrol Dela Fuente, Roland Fornataro, and Ted Leaf were present in person.

**EXCUSED:** Secretary/Treasurer Robert Oswald and Director Lee Johnson.

**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.

**OWNER'S FORUM:**

Guests in attendance were; Tuula Suffin (Lot 33024), James and Ursula Ekerns (Lot 32068), and Zarine Dorabi (Lot 32013).

**PREVIOUS MEETING MINUTES:**

The Regular Meeting minutes of July 23, 2014, were approved unanimously as presented.

**TREASURER'S REPORT:**

The July 2014 financials were accepted by general consent, subject to audit.

**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:**

### **a) Rec Center Repairs**

- Termite Treatment – Scheduled to take place after the skylights and pillars are repaired.
- Skylight and Roof Repairs - ME Cain ordered the replacement skylights and they have been received at “Will Call” at HPM. Barrett Roofing will pick them up to install and repair the roof next week.
- General Repairs – update:

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. ME Cain reported that the total repair would actually be \$7,300.00. The Board requested ME Cain get alternative bids.

- Parking Lot Repairs – ME Cain has asked Braden Asphalt to provide a bid on resealing the parking lot.
- Toilet Repairs – ME Cain reported that the leaking toilet was replaced in the ladies bathroom at a cost of \$375.00.

**b) Vote on new Attorney for general matters.** The Board reviewed three Attorneys and voted unanimously to appoint Alan Tuhy as the HOA Legal Counsel.

**c) Kona Hillscapes, Jordan Hill:** Ronstar Application around trails and beds at Rec Center was purchased at a cost of \$550.00.

## **NEW BUSINESS:**

**Budget 2015:** After extensive review of the upcoming maintenance required to maintain and improve the Rec Center plus the rise in operating costs, the proposed 2015 Budget was approved unanimously, with a 15% increase (\$ 356.50 per lot annually).

**Review Website:** After reviewing the information available on the website ME Cain was directed to inform the webmaster of the approved changes.

**Tree trimming:** ME Cain was directed to request from owners that all trees and vegetation be maintained on their property, fruit trees should be kept low to allow picking. Owners should be considerate of their neighbors view and not allow the trees to become overgrown. ME Cain was directed to inform owners in the next newsletter what tree services are available to the for maintaining trees.

**Decibel Meter:** Vice-President Dabbling made the suggestion that the Board consider purchasing a Decibel Meter for owners to use in determining if a sound is harmful. The discussion was deferred until the Annual Meeting to discuss with the owners.

**Fire Extinguisher protection:** ME Cain informed the Board that the fire extinguisher needs to be protected from vandals. ME Cain was directed to contact a fire company to request prices on a fire extinguisher box with a light and alarm.

**Lowering the quorum requirements for the Annual meeting:** Will allow the owners to hold a meeting and elect a Board of Directors. ME Cain was directed to find out if the quorum can be lowered by a "Written Consent" vote. Based on the efforts and incentives that have been used in the past to reach quorum, previous Annual meetings counts were; 2010 - 30.34%, 2011 - 42.30%, 2012 - 41.45 %, 2013 - 36.50%, 2014 - 44.87%.

### **NEXT MEETING:**

The next regularly scheduled Board meeting will be on November 12, 2014 at 3:00 p.m. HST, in the Hawaiiiana Management Company meeting room.

The dates for future 2015 meetings will be:

Board - 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 6:13 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