



MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
January 27, 2016

CALL TO ORDER:

There being a quorum, President Christina Gross called the meeting to order at 3:00 p.m. HST.

PRESENT:

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

EXCUSED:

Director Roland Fornataro retired.

BY INVITATION:

Management Executive [ME], Nan Cain from Hawaiiiana Management Co. Ltd. ME Cain acted as Recording Secretary by general consent.

GUESTS:

Owners Hannah Brown, Lot 33115 and Peggy Stelmachowicz, Lot 32003.

PREVIOUS MEETING MINUTES:

Director Exley made a motion to approve the Regular Meeting Minutes of December 9, 2015 as written. Director Johnson seconded and the motion was approved unanimously.

TREASURER'S REPORT:

Secretary/Treasurer Oswald made a motion to accept the Financial Statements of November and December 2015 as presented, subject to audit. Director Exley seconded and the motion was approved unanimously.

MANAGERS REPORT:

ME Cain informed the Board that all items on the Property Managers "Action List" were either in progress or completed.

COMMITTEE REPORTS:

Rec Center Sales Research Committee (RCSRC)

Survey Results:

- 1) Retaining the Rec Center, Tennis Courts, and Adjacent field.
56 in favor 27 opposed
- 2) Sell with no proceeds for owners.
19 in favor 63 opposed
- 3) Sell with proceeds to owners.
37 in favor 45 opposed

Based on the 'Survey Questionnaire' results, the Board has determined that there is little interest in proceeding with the sales research. Therefore, Director Exley will contact the Church and inform them of the lack of interest.

House Rule Committee – update

Director Brown resigned as Committee Chairperson. This item was deferred until the first Board Meeting after the Annual Meeting in order that new Board of Directors may address this matter.

UNFINISHED BUSINESS:

Compliance Review

- a. Ongoing Construction at Lot 32080 – Director Exley delayed scheduling a meeting with the owners to discuss their planned course of action when and if she is reelected to the Board.
- b. Unapproved Addition at Lot 32009 – ME Cain left a message and did not receive a response. ME Cain was directed to issue a letter requesting proof of the correct side room addition being approved.
- c. Maintenance violation at Lot 32016 – ME Cain was directed to issue another violation letter.
- d. Unapproved Addition at Lot 32048 – ME Cain was directed to issue another violation letter.

Cleaner for Rec Center

Kona Clean Sweeps started January 1, 2016. Director Johnson reported that so far the cleaning of the Rec Center is going well.

Reserve Study 2016

Akamai Reserves received the deposit for the reserve study and requested information from ME Cain. ME Cain reported that she is in the process of gathering the information requested.

Rec Center Repairs

ME Cain received three bids for repairs at the Rec Center. The Board reviewed the comparisons that were provided. Based on the comparisons Director Johnson made a motion to accept the bid from James Silva of Associa Oncall, to complete the following repairs at a cost of approximately \$ 970.00:

- Repaint entrance gate and install four red stickers
- Install four replacement signs at the entrance gate
- Paint lamp post at stairway
- Replace faucet in men's room
- Replace chain link fence section in tennis court fence

Director Brown seconded and the motion was approved unanimously.

NEW BUSINESS:

Annual Meeting 2016

The 2016 Annual Meeting is scheduled for February 6, 2016. ME Cain will provide three six-foot tables, two four-foot table, table clothes, five chairs, and the portable PA system for the meeting. Vice President Dabbling volunteered to bring four chairs. Director Leaf was authorized to spend up to \$50.00 on cookies and Secretary/Treasurer Oswald volunteered to provide a cooler and water for the meeting. ME Cain was directed to send an email reminder to the ownership about the meeting.

Compliance Complaints

ME Cain received two written complaint forms. One was regarding a barking dog and the other regarding roosters and chickens. ME Cain was directed to issue warning letters to the owners of those lots.

House Bill

Director Brown contacted Valerie B. Dionne, Committee Clerk at the Office of Representative San Buenaventura (H Dist. 4) who lobbying to get 'HB 1561 Squatter/Nuisance Abatement Bill' passed. ME Cain was directed to email the 'Bill' to all the owners.

NEXT MEETING:

The next regular Board Meeting will be scheduled at the Organizational Meeting after the Annual Meeting.

ADJOURNMENT:

There being no further business to be brought before the Board of Directors, the meeting was adjourned by general consent at 4:06 p.m. HST.

EXECUTIVE SESSION:

The Executive Session was convened at 4:35 p.m. HST., in order to discuss Delinquencies.

Secretary/Treasurer Robert Oswald

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