



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
October 10, 2017

PLACE:

Hawaiiana Management Company, Ltd., conference room at 74-5620 Palani Road, Kailua-Kona, HI 96740.

CALL TO ORDER:

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

PRESENT:

President Sharon Exley, Vice President Peggy Stelmachowicz, Secretary/Treasurer Robert Oswald, Director Director Lee Johnson were present in person.

EXCUSED:

Directors Darlene Dabbling, Kalei Farley, and Linda Lesh

ABSENT:

BY INVITATION:

Management Executives [ME], Linda Morabito, and Michael Kennedy from Hawaiiana Management Co. Ltd. ME Kennedy acted as Recording Secretary by general consent.

PREVIOUS MEETING MINUTES:

Secretary/Treasurer Oswald made a motion to approve the Regular Meeting Minutes of July 10, 2017, as written. Director Johnson seconded and the motion was **approved unanimously**.

PRESIDENT'S REPORT:

None

FINANCIALS:

The Financial Statements of June, July, and August 2017 were tabled pending answers from Hawaiiana Management Co. (HMC) to the Boards questions in regards to:

- A) Locks for the rec center
- B) Admin supplies and services
- C) Legal fees
- D) Security/Security Systems
- E) Kona Hillscapes/Double Payment?

ME Cain was directed to forward the verified information to the Board.

MANAGERS REPORT:

President Exley reviewed all the items on the Property Managers 'Action List'.

An updated list will be sent to the Board.

COMMITTEE REPORTS:

Design Review Committee (DRC) –

The 32090 application for Stucco was found to be incomplete. The owner needs to supply the Contractor License number and the proposed stucco color samples, as well as the area to be stuccoed. The Board is requesting the ME Cain notify owner of these requirements.

Compliance Inspection Committee – Inspection is scheduled for October 19, 2017 at 1:00 p.m. HST.

- A) Clean up of properties:
 - 1. 32080- President Exley filed a formal complaint with the county for unpermitted building.
 - 2. 32063- ME Can was directed to send a letter asking owners to either redirect, or to remove their motion light.
 - 3. 32034- Dog in front yard- deferred.
 - 4. 33063- **President Exley made a motion** to waive the fine caused by the landscaper, provided the yard was cleaned up within 30 days. Then motion was seconded by Secretary/Treasurer Oswald and was **approved unanimously**.
 - 5. 33043- The Board agreed to consider waiving the fine if the home was cleaned, and is confirmed with the next inspection.
 - 6. 32016 – ME Cain was directed to send a letter to Owners requesting they clean up their yard within 30 days, or the Association will hire someone to do it and charge the cost back the Owner.

ME Cain was directed to amend the Rec Center Policy to include that the condition of the Rec Center is required to be inspected prior to the refund of the deposit.

UNFINISHED BUSINESS:

Landscaping of Rec Center – ME Cain was requested to draft 3 RFP's.

1. Landscaping maintenance with Bougainvillea
2. Landscaping maintenance without Bougainvillea
3. Bid for removal of Bougainvillea
4. One time bid for lowering the Bougainvillea to 6 feet in height.

C1-C2-C3 Letters – The Board is requesting clarification from HMC on the cost to customize the letters, as well as the fees associated with sending the letters.

NEW BUSINESS:

Adopt Board Meeting Owners Participation Rules – Tabled until the November Board Meeting.

Review Budget – deferred to committee meeting on October 12, 2017.

Approval of Auditors – Deferred

Painting of Rec Center

President Exley made a motion to approve the painting bid from Protex's for the amount of \$5,728.80. The motion was seconded by Secretary/Treasurer Oswald and was **approved unanimously**. ME Cain was directed to confirm there were no rentals during this period.

Vice President Stelmachowicz was asked to confirm the wood louvers and screen installation on the inside of the storage closet were included in the bid, as well as to ask for a bid to paint the chain link fence.

Removal of Faucet at Rec Center

ME Cain was directed to get bids for removing the water faucet at the Rec Center.

DELINQUENCIES:

ME Cain was directed to:

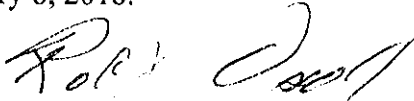
- A) Order an asset search from Wood and Tate for delinquent owners 32048 and 32016.
- B) Provide a list of Attorneys for collections.
- C) Request that rent interception for 32048 to collect delinquent maintenance fees and legal fees.
- D) Inform Board of the lien status on 32048.

ADJOURNMENT:

President Exley made a motion to adjourn the meeting. The motion was seconded and approved unanimously at 5:12 p.m. HST.

NEXT MEETING:

The next regular Board Meetings are scheduled for November 13, 2017, December 11, 2017, and January 8, 2018.



Secretary/Treasurer Robert Oswald

Submitted by:

Michael Kennedy
Management Executive
Hawaiiana Management Co. Ltd.