



## Kailua View Estates

MEETING MINUTES  
OF THE BOARD OF DIRECTORS  
KAILUA VIEW ESTATES  
March 13, 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 2:56 p.m. HST.

**PRESENT:**

President Sharron Exley, Vice President Peggy Stelmachowicz, Secretary/Treasurer Robert Oswald, Directors Darlene Dabbling, Lee Johnson, Kalei Farley, and Linda Lesh were present in person.

**EXCUSED:**

None

**BY INVITATION:**

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

**GUESTS:**

None

**PREVIOUS MEETING MINUTES:**

The Regular Meeting Minutes of December 14, 2016 were approved at the January 11, 2017, meeting as presented by general consent.

Secretary/Treasurer Oswald made a motion to approve the Annual Meeting and the Organizational Meeting Minutes of February 4, 2017, with the following corrections:

1. When counting the votes for the election the Tally Clerks and the Election Inspectors counted the 'Board Whole' votes as one (1) instead of the total twenty-three (23) votes that were assigned to the "Board Whole". This did not affect the election, it only added to the 'Vote Cast Total'.

Which are as follows:

<u>Candidates</u>	<u>Total Votes Cast</u>	<u>Term</u>
Robert Oswald	73.5714285714286	2019
Lee Johnson	67.9999999999999	2019
Cynthia 'Kalei' Farley	61.2857142857143	2019
Linda Lesh	60.7142857142857	2019
Pat Pearlman	28.1428571428571	not elected
Ted Leaf	12.2857142857143	not elected

2. The years for the Board meeting for a) Monday, July 10, 2010, will be corrected to be July 10, 2017, the Monday, January 8, 2017, will be corrected to be January 8, 2018.  
b) The next Annual Meeting for Saturday, February 3, 2017, will be corrected to be Saturday, February 3, 2018.

Director Johnson seconded and the motion was approved unanimously.

### **FINANCIALS:**

Secretary/Treasurer Oswald made a motion to accept the Financial Statements of December 2016, and January 2017, subject to audit. Director Johnson seconded and the motion was approved unanimously.

The 2016 audit was completed and distributed to the Board. Secretary/Treasurer Oswald made a motion to accept the 2016, audit as written. Director Johnson seconded and the motion was approved unanimously.

The 2016, Audit will be mailed to owners who requested a copy on their meeting proxy and it will be posted to the Kailua View Estates web site.

### **MANAGERS REPORT:**

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

ME Cain obtained a bid from 'Kona Sweeping and Maintenance (KS&M)' for clearing the drain lines in the concrete floor of the Rec Center for a cost of \$297.91 plus taxes. The bid was approved by general consent.

ME Cain obtained a bid from 'KS&M' for clearing the gutters at the Rec Center monthly for \$149.64. ME Cain was directed to request a 'one-time' gutter cleaning bid.

Secretary/Treasurer Oswald volunteered to install a screen at the drain in the gutter once they are cleaned.

### **COMMITTEE REPORTS:**

Design Review Committee (DRC) – The following individuals volunteered to serve on the DRC; President Exley, Directors Daboling, and Johnson. Director Lesh volunteered as an alternate for the committee.

House Rule Committee (HRC) – This topic was tabled until the next regular Board Meeting. It was determined that each member of the Board would volunteer to serve on this Committee.

Covenant Enforcement Committee (CEC) – The following individuals volunteered to serve on the CEC; Secretary/Treasurer Oswald, Directors Farley and Johnson. Vice President Stelmachowicz volunteered as an alternate for the committee.

The next community inspections were scheduled for March 20, 2017, at 11:00 a.m. and on April 10, 2017 at 11:00 a.m. President Exley volunteered to show the committee how the inspection is conducted.

### **UNFINISHED BUSINESS:**

KVE Website Corrections or Changes – The Board reviewed the current information on the KVE website. ME Cain was directed to make the requested changes to the website.

Police Department Squatter efforts – Director Farley gave a verbal update on the status of lots that have suspected squatters residing in the vacant homes. ME Cain was directed to continue to schedule a meeting with the Community Police Officer and the Chief of Police.

Director Farley will obtain permission from the Lot 33086, owner to place ‘No Trespassing’ signs in the yard in hopes of deterring future squatters. Secretary/ Treasurer Oswald volunteered to purchase and install the signs.

Landscaping of Rec Center – This item was deferred due to time constraints until the next meeting.

### **NEW BUSINESS:**

Rec Center Reservations – ME Cain was directed to withhold the deposit from Lot 33120 for the ‘amplified music complaint’ received on February 17, 2017. The owners requested that the Board reconsider the matter. After reviewing the history of events with ‘amplified music complaint’ the Board unanimously agreed to not return the deposit. ME Cain was directed to inform the owners.

ME Cain was directed to send each Board member, the current list of reservations for the Rec Center each month.

Trees & Hedges – Owners of lots 32076, 33027, and 32057 were sent letters regarding the height of the vegetation on their properties. Based on “Declaration Section 3.03 Private Area: Construction and Alteration of Improvements; Excavations; etc. (v) In reviewing plans and specifications, the DRC shall consider the requirements and restrictions set forth in paragraph (b) below and also shall consider whether the proposed improvement - (5) will not, because of its design, unreasonably interfere with the light, air flow, or view of adjoining lots.”

Directors Dabbling and Farley volunteered to review the County rules regarding vegetation overgrowth and view restrictions.

Organize Cleanup day – This item was deferred due to time constraints until the next meeting.

Coqui Committee – Director Farley informed the Board that Coqui Frogs were moving up from the lower lots and expressed a need for a stronger sprayer. This item was deferred due to time constraints until the next meeting.

Rec Center Lights – Secretary/Treasurer Oswald volunteered to inspect the lights at the Rec Center.

#### **REGULAR SESSION ADJOURNMENT:**

Regular Session was adjourned at 5:09 p.m. HST in order to move to Executive Session.

#### **DELINQUENCIES:**

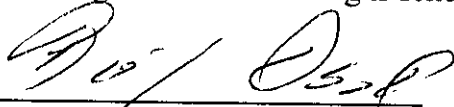
ME Cain was directed to issue C7 Collection letters to delinquent owners for dues only, at this time.

#### **EXECUTIVE SESSION ADJOURNMENT:**

There being no further business the meeting was adjourned at 5:14 p.m. HST, by general consent.

#### **NEXT MEETING:**

The next regular Board Meeting is scheduled for April 17, 2017.



Secretary/Treasurer Robert Oswald

Submitted by:

Nan N. Cain, CMCA®, AMS®,  
Management Executive  
Hawaiiana Management Co. Ltd.  
Managing Agent for Kailua View  
Estates Association