



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
May 8, 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 Sharron Exley, Vice President Peggy Stelmachowicz, Secretary/Treasurer Robert Oswald, Directors Lee Johnson, Kalei Farley, and Linda Lesh were present in person.

EXCUSED:

Director Johnson had to leave the meeting at 4:37 p.m. HST and Director Farley had to leave the meeting at 4:48 p.m. HST

ABSENT:

Director Darlene Dabbling was absent.

BY INVITATION:

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

PREVIOUS MEETING MINUTES:

Secretary/Treasurer Oswald made a motion to approve the Regular Meeting Minutes of April 17, 2017, as written. Director Johnson seconded and the motion approved unanimously.

PRESIDENT'S REPORT:

President Exley gave a verbal report.

FINANCIALS:

Secretary/Treasurer Oswald made a motion to accept the Financial Statements of March 2017, subject to audit. Vice President Stelmachowicz seconded and the motion was approved unanimously.

Directors Farley and Lesh agreed to work with ME Cain on a 'Rental Policy' for the Rec Center for the next meeting.

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 'Painting Specification' from 'David Simmonds, Project Management Specialist for Benjamin Moore'. President Exley made a motion to approve the specification as written. The motion was seconded and approved unanimously. ME Cain will request David Simmonds put the specification out for bid to painting contractors.

COMMITTEE REPORTS:

Design Review Committee (DRC) – The following lots were approved for additions or improvements:

- 33071 – Solar
- 33036 – Solar

The following proposed additions or improvements are under review:

- 33122 – Paint color not approved – awaiting new submittal
- 32096 – Paint color not approved – awaiting new submittal

ME Cain was directed to add the DRC approvals for the previous Board meeting to the minutes in a report form for the Association's records.

Rec. Center Rules Committee (RCRC) – The Rec. Center Rules were issued to all owners on April 25, 2017. The new rules take effect on May 26, 2017.

ME Cain was directed to contact Bradley Main to inquire whether he would be interested in checking rec. center reservations into and out of the Rec. Center. The Rec. Center 'check-in' will require a policy and a check list. Vice President Stelmachowicz, Directors Farley and Lesh volunteered to assist with policing the Rec. Center Reservations.

Compliance Inspection Committee – ME Cain was directed to issue a letter to the owners of lots 32016 and 32030 and to include the Kona Hillscapes bid of \$656.25, for the clean up the front

yard landscaping of the home. If the Association has the work completed the owner will be assessed the cost of the landscape clean up.

UNFINISHED BUSINESS:

House Rule (HRC) – The Board has scheduled the House Rules to be adopted at the October meeting.

Police Department Squatter efforts – ME Cain was directed to continue to schedule a ‘Town hall’ meeting with the KVE Owners, ‘The Community Police Officer’, and the ‘Chief of Police’.

Landscaping of Rec Center – ME Cain was directed to draft a request for proposal for the landscaping at the rec center, the landscaping of the hill side, and the removal of the Bougainvillea hedge to include installation of croton plants two feet in height in its place.

Organize Cleanup Day for the Vacant Lot – President Exley gave ME Cain a list of individuals who have volunteered to assist with the cleanup of the vacant lot by the Rec. Center. A cleanup day will be scheduled and info will be sent to the residents.

Trees & Hedges – ME Cain has received several complaints regarding the height of trees and hedges blocking neighboring lot view.

There are no Hawaii County rules regarding trees height or view plane.

The Association’s Attorney suggested that the Board adopt a ‘House Rules’ and send them out to the ownership for their consideration and response. The Board will have a draft available for approval at the October 2017, meeting.

NEW BUSINESS:

Reserve Study – ME Cain was directed to instruct Akamai Reserve Study to add a component to the reserve study when they conduct this year’s update. The Association is required to install a septic system for the Rec. Center in 2050, per the Department of Health, Waste Water Branch.

Newsletter – President Exley will draft a Newsletter.

DELINQUENCIES:

KVE32010 Proposed Payment Plan – The Board approved unanimously the proposed payment plan from KVE32010.

ADJOURNMENT:

Due to loss of quorum the meeting was adjourned at 4:48 p.m. HST, by general consent.

NEXT MEETING:

The next regular Board Meeting is scheduled for July 10, 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