



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
December 10, 2018

PLACE

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

OWNER'S FORUM

None.

CALL TO ORDER

There being a quorum, Vice President Peggy Stelmachowicz called the meeting to order at 3:11 p.m. HST.

PRESENT

Vice President Peggy Stelmachowicz, Secretary/ Treasurer Robert Oswald, and Director Lee Johnson were present in person; Director Kalei Farley attended via conference call.

The Board has not appointed anyone to fill the vacancies.

EXCUSED

President Erik Frostad

BY INVITATION

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

PREVIOUS MEETING MINUTES

The Regular Board Meeting minutes of November 13, 2018 were **approved as written by general consent**.

PRESIDENT'S REPORT

None

FINANCIALS

The October 2018 financial statements were accepted, subject to audit, by **general consent**.

MANAGERS REPORT

SME Cain reviewed the 'Action List' list and presented it to the Board.

COMMITTEE REPORTS

Design Review Committee (DRC) – The following proposed alterations were approved:

1. 32002 Fence submittal

Compliance Inspection Committee (CIC) – The Inspection will be scheduled.

Coqui Frog Committee (CFC) – Committee Chair person Robert Oswald purchased a new sprayer and President Frostad donated another sprayer. So the CFC now has 3 sprayers available. Chair Oswald will set up a meeting of the Committee members.

Street Parking Committee (SPC) – No report was given.

Social Committee (SC) – No report was given.

Safety Committee (SFTY) – No report was given.

UNFINISHED BUSINESS

Parking Lot Resealing & Tennis Court – Postponed until after the new septic system is installed.

Rec Center Doors to the Restrooms – Postponed until after the new septic system is installed

Assessment Payment Resolution – Secretary/ Treasurer Oswald **made a motion** to lower the delinquent threshold for sending DQ accounts to the Association for Collections to \$400.00. Director Johnson seconded and the motion was **approved unanimously**.

Cesspool at the Rec Center – President Frostad will contact other contractors that he has worked with in the past for additional bids.

NEW BUSINESS

Owners, Tenants, and Agents Contact info –SME Cain was directed to draft a new policy requiring the owner to provide this contact information or the owner may be subject receiving a fine. SME Cain will present the new policy to the Board for approval.

House Rules Draft - SME Cain presented a draft 'House Rule Policy'. The Board reviewed the policy and made some changes. SME Cain will create a new draft 'House Rule Policy' and present it to the Board for approval.

Post Replacement at the Handicap Gate – Owner Bradley Main informed the Board that there is a rusted through post holding the handicap gate up at the Rec Center. SME Cain was directed to obtain bids for the replacement of the post.

ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 4:52 p.m. HST by **general consent**.

NEXT MEETING

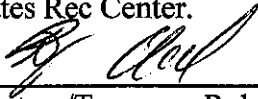
2019 Board Meetings Schedule

Monday, January 14, 2019

Saturday, February 2, 2019 Organizational Board Meeting – KVE Rec Center after the Annual Meeting

The next 2019 Annual Meeting to be held at the Kailua View Estates Rec Center is scheduled for:

Saturday, February 2, 2019. Check in is at 9:00 a.m. HST. The meeting is to be held at the Kailua View Estates Rec Center.



Secretary/Treasurer Robert Oswald

Submitted by:

Nan N. Cain, CMCA®, AMS®,

Management Executive

Hawaiiana Management Co. Ltd.

Managing Agent for Kailua View Estates Association