



Kailua View Estates

MEETING MINUTES
OF THE BOARD OF DIRECTORS
KAILUA VIEW ESTATES
June 10, 2019

PLACE

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

OWNER'S FORUM

Owner Ted Leaf expressed some concern over the vacation rental proposed at lot 33058. The Board is aware of many vacation rentals in the subdivision. There is nothing in the governing documents that prevent an Owner from leasing their home for a vacation rental.

CALL TO ORDER

There being a quorum, President Erik Frostad, acting as Chair called the meeting to order at 3:00 p.m. HST.

PRESENT

President Erik Frostad, Vice President Peggy Stelmachowicz, Secretary/Treasurer Robert Oswald, and Director Rory Love were present in person; Directors Joe Skeens, Kalei Farley, and Lee Johnson attended via conference call.

EXCUSED

None

BY INVITATION

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

Design Review Committee Chair Kristin Frostad was present in person.

PREVIOUS MEETING MINUTES

Secretary/Treasurer Robert Oswald **made a motion** to approve the Regular Board Meeting minutes of May 20, 2019 as written. Director Skeens seconded and the motion was **approved unanimously**.

PRESIDENT'S REPORT

President Frostad gave a verbal report.

FINANCIALS

The May Financial Statement was not ready at the time of this meeting. SME Cain presented new rates for investments.

COMMITTEE REPORTS

Director Love volunteered to create Committee Guidelines.

Design Review Committee (DRC) – Chairperson Owner Kristin Frostad gave a verbal report. SME Cain will send letters of the approvals:

Lot 33034 was approved to install a rock wall.

Coqui Frog Committee (CFC) – Owner Ellen Penrose volunteered to Co-Chair the committee with Robert Oswald.

Compliance Committee (CC) – No report was given.

UNFINISHED BUSINESS

DEFERRED ITEMS - Until after the new septic system is installed

- a) Parking Lot Resealing & Tennis Court
- b) Rec Center Doors to the Restrooms

Cesspool at the Rec Center – The Association's Attorney, Michael Kozak is continuing to work a settlement with the Environmental Protection Agency not to exceed \$12,000.00 for the fines and penalties.

CC&Rs and House Rules – Director Love completed the 'House Rules' for consistencies and the Hawaii Revised Statutes. The 'House Rules' were presented to the Board and the Board **approved them by general consent**, with a few changes made by the Board. SME Cain was directed to email and mail the new House Rules to the Ownership once Director Love has made the changes.

Web Site Updated – SME Cain is currently in the process of updating the KVE Website.

NEW BUSINESS

Bank Accounts – President Frostad made a motion to have all bank accounts under transferred to 1st Hawaiian Bank. Vice President Stelmachowicz seconded and the motion was approved unanimously.

Tennis Courts – The tennis courts are being used on a first come first served basis. Currently there is a tenant who is giving lessons to young kids that have learning disabilities and who are kids of Kailua View Estates Owners. The tenant will be allowed to continue this as long as there is no charge for the lessons for the younger kids.

Loan for Cesspool replacement with Septic System – The Board directed SME Cain to seek loans for \$130,000.00 for the removal of the Cesspool and the installation of a Septic System.

ADJOURNMENT

There being no further business to be brought before the Board, the meeting was adjourned at 5:20 p.m. HST, **by general consent.**

NEXT MEETING

The 2019 Board Meetings:

Meeting times have been changed to 3:00 p.m. HST

- 1) Monday, January 14, 2019 (*held*)
- 2) Saturday, February 2, 2019 Annual Meeting (*held*)
- 3) Wednesday, February 6, 2019 Organizational Board Meeting (*held*)
- 4) Monday, March 18, 2019 (*held*)
- 5) Monday, April 15, 2019 (*held*)
- 6) Monday, May 20, 2019 (*held*)
- 7) Monday, June 10, 2019 (*held*)
- 8) Monday, August 12, 2019 (Preliminary Budget Meeting)
- 9) Monday, October 7, 2019 (2020 Budget Approval)
- 10) Tuesday, November 12, 2019 (Monday is a Holiday)
- 11) Monday, December 9, 2019

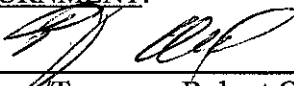
2020 Board Meeting:

- 1) Monday, January 6, 2020
- 2) Saturday, February 8, 2020 Organizational Board Meeting – KVE Rec Center after the Annual Meeting

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

Saturday, February 8, 2020, registration begins at 9:30 a.m. HST, Call to order is at 10:00 a.m. HST

ADJOURNMENT:



Secretary/Treasurer Robert Oswald

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