

KBCA BOARD OF DIRECTORS' MEETING  
FEBRUARY 11, 2006

LOCATION: Larry Leach's home

DIRECTORS PRESENT: Larry Leach, Thea Shapiro, Francine Nichols, Richard Thompson, Rose Foggia Clarke, Joy Dillon, Harry Shapiro

COMMUNITY MEMBERS PRESENT: Mary Jane

CALL TO ORDER: 11:11 am

MINUTES: January 21<sup>st</sup> board meeting minutes were handed out and read.

MOTION: to accept minutes as read           H.S. / J.D.    unanimous

TREASURER'S REPORT: Review of the financial statement mailed out with the January newsletter. Richard is preparing the budget for 2006 which he will have printed up to hand out at the annual meeting.

OLD BUSINESS:

I. Preparation for the Annual Meeting

A. Copies of the following will be made available to the community members: Bylaws – 20 copies; Agenda – 30 copies; January Newsletter – 20 copies; Financial Statement with 2006 projected budget – 30 copies; Informational sheet on procedure for remote gate opener – 30 copies.

B. Sign-in Table: Community members in good standing will be signed in using the current roster. Will get an update on overdue association fees. Proxy sign-in on same roster – will hand out cards to indicate the number of proxies held by each member.

C. Coqui Informational Table: Joy and Trish will man the table with the large map showing the 'hot spots'. Sign up sheets will be available for volunteers.

D. Volunteer sign up sheet for various tasks in the community.

E. GUEST SPEAKER: Howard Lontoc, head of the County Coqui Council, has agreed to come out to meet our community, give us general information on coqui grants and provide us with updates on status of the coqui in Hawaii. At 1:30, he will give a 15 minute talk and field questions for another 10-15 minutes.

F. ELECTION COMMITTEE REPORT: Jim Morlock will present the ballot results for the directors' positions and for the chip/seal vs. asphalt measure. The board will continue to examine various road surfacing materials and cost ratios.

G. WATER BOARD REPORT: Priscilla Drum and Paula Uusitalo will speak about the current state of the waterlines throughout the subdivision. They will give an overview of the upcoming improvement projects and the expected expense of bringing the vintage lines up to county standard. They will also announce the date and time of the leak check which will require people posted at the shut-off valves.

H. NEIGHBORHOOD WATCH: Dialogue with the purpose of involving the community in neighborhood monitoring. It's a separate committee with the purpose of neighbors helping each other.

II. The update on the new gate remote opening system included handing out rosters of the programmed phone numbers to the directors. Discussion heard regarding whether vacation rentals would responsibly use the new system. Rose Foggia Clarke expressed concern that the original intent (as it was expressed at the last annual meeting) was as a convenience to the property owners in the community, not to make it easier for short-term vacation rentals to bring increased numbers of visitors. She asked that her reservations about abuse by high turnover vacation rentals be documented in the minutes.

III. Gate Damage: Larry gave an update on the cost of repairs to the gate after a tailgating incident. The woman, Gwennett Sinclair had phoned board members saying she wanted to pay the bill. When the bill was presented to her by Larry, she responded that she won't have money until the end of February. After discussion, it was decided the best course of action was to ask the police of our options. Larry will e-mail the directors and a vote will be taken before the annual meeting.

MOTION: To authorize Larry to call the police for options and e-mail the directors for a vote on how to proceed. H.S. / F.N. unanimous

IV. Gate Replacement Proposal: Directors were given a copy of the proposed gate replacement submitted by Robert Alarcon.

MOTION: To accept Robert Alarcon's bid and include it in the projected 2006 budget. H.S. / J.D. unanimous

V. Video Surveillance Proposal: Directors were given a copy of the proposed video surveillance proposal submitted by Robert Alarcon.

MOTION: To accept Robert Alarcon's bid and include it in the projected 2006 budget. H.S. / F.N. unanimous

#### NEW BUSINESS:

I. Coqui Report: Joy updated the board on the activities of the hand-capture team in Vacationlan, Farmlots and Kapoho Beach Lots. She brought the map with the hotspots marked in red. The County has advised us to begin spraying and has us at the top of the list for a 250 gal sprayer which should be arriving in April. They also have a matching citric acid program – 9 bags free for 9 bags purchased. Each community may apply for the free bags once every 6 weeks. We may borrow a County 100 gal sprayer from Don Smith on Papaya Farm Rd – 937-5131. There is a County 400 gal sprayer available from Hawaiian Greenhouse if we call Allen Kuwahara at 965-8351. One of the county crew has volunteered to spray with us the first time or two. We'll coordinate the sprayer, truck, crew and best sites to spray.

II. KBCA Website discussion. Joy will arrange to have the website designed. The rate is \$25 an hour. For a website similar to VHCA, the cost will be \$400-\$500. Monthly updates are also billed at \$25 an hour and will probably total \$25 - \$100 per month.

MOTION: to move forward to create website with Joy and Larry heading up the effort. H.S. / F.N. unanimous

II. Discussion of roadside maintenance requirements and pros/cons of Roundup:  
Joy presented information about alternatives to Roundup.

MOTION: to have Joy research alternatives to Roundup. H.S. / T.S. unanimous

Meeting adjourned at 12:45.