

# **KBCA BOARD OF DIRECTORS MEETING**

**June 8, 2008**

**LOCATION:** Sandi Barsell's home

**DIRECTORS ATTENDING:** Harry Samelson, Richard Thompson, Sandi Barsell, Steve Revenaugh, Joy Dillon, Kitty Christensen, Rose Clarke. Community members present: John Barsell, Serge & Gloria King, Roger Harris, Roger Meeker, Glady Christensen, Steve Marcotte and Grant Ballin.

**CALL TO ORDER:** 10:00 am

**AGENDA ADDITIONS:** 1) Raising Alapaki Road – Richard Thompson

**SECRETARY REPORT:** Joy made a motion to approve the Minutes of April 12, 2008. Kitty seconded; Minutes were unanimously approved.

## **OFFICERS' REPORTS**

**Harry Samelson, President** – No report.

**Richard Thompson, Treasurer-** Richard reported with donations received to date we have \$2375 in the coquis volunteer fund. Due to the expenses of spraying, we still need donations to be able to continue the eradication efforts.

He reported we have approximately \$184,000 in the General Fund with new assessments. He gave Harry the list of those property owners in arrears of two years or more. However, some on the list have paid, so we need to revisit this at our next Board meeting.

**Rose Clarke – Mailboxes.** – Rose reported the results of the Mailbox Vote: 80 for; 40 against. Another billing has been sent out to approximately 21 who have not paid. Rose will have an update for our next Board meeting of those who have paid the mailbox fee. She will also have specs on mailbox units. Rose reported that mailbox keys can be duplicated by owners, unlike those of post office boxes.

**Joy Dillon – Coquis** – Joy reported a strong need to keep up the spraying to keep the coquis back. She will get back to emailing the schedule for spraying. We have three paid people who spray and we are using lime, citric acid and baking soda. **We need more donations to be able to continue.**

**Kitty Christensen – Neighborhood Watch.** – Kitty reported the first meeting of Neighborhood Watch which included Francine Nichols, Sandi Barsell, Rose Clarke, and Glady Christensen. She reported that the group discussed various ways to help in making

our community safer: getting to know your neighbors, their children and the elderly in case of emergencies, reporting suspicious behavior, taking information down on illegally parked cars in the community, etc. Francine prepared flyers to put on cars illegally parked. They were handed out to attendees. Kitty also reported that Francine will be spearheading this group and will make monthly police reports. Kitty will ask Francine to email the community for volunteers and include Muhammad Yunis who is our Civil Defense Coordinator.

**Steve Revenaugh– Clickers** - Steve had \$400 for Richard from the sale of clickers. He reported that we **cannot** deactivate individual clickers. Only blocks of clickers can be deactivated, and that is not feasible. Steve proposed we change to a key card system. He distributed some material on them and will look into this further with Robert Alercon. He will report back at our next Board meeting.

### **NEW BUSINESS**

a) Dirtbikes and ATVs – Rose reported these coming into the subdivision over the lava. The Board agreed that Richard will talk to Rick Edwards to bring in boulders to block the access.

b) AIS Workshop – Sandi distributed the email from Anneke Scout of Scout Environmental Associates regarding community training plans to educate community members to recognize invasive algae species. Glady has asked Anneke for a poster to put on Vacationland and Kapoho Bulletin Boards. Sandi will email Anneke and ask to be put on the list for future information.

c) Summer patrol person – Sandi reported that she had received an email from Dave Taylor to contact him if we want to use utilize him in the future. He works in Vacationland as a guide to the public at the tidepools and is a deterrent for abuses in the area.

d) Raising Alapaki Road – Richard reported that at high tide there is 5-6 inches on Alapaki Road. Rick Edwards has estimated at today's costs, to raise it one foot with 4 inches of rock and then blacktop would be \$4200. After discussion, the Board agreed that the first step would be to determine if KBCA needs an SMA permit to do this work. Harry asked Roger Meeker if he would be willing to contact the appropriate agencies to see if this is needed. Roger agreed and will report back at our next Board meeting.

e) Gate Damage and Gate Sensors – Muhammad Yunis had asked to be allowed to present his position of the accident at the gate. He admitted that he was not present at the gate when his contractor and the 70 foot truck trailer came through the gate. He had given a clicker to his contractor to click them in and assumed that it would work. Subsequently, he spoke with Robert Alercon and was told that in 2003 Howard Starr, then President of the Board, and another Board member, without the Board's knowledge or approval, deactivated the safety sensor and shrank the time the gate stayed open. He agreed to pay for the damage to the gate (\$1300) only if the money were used to reactivate the safety device.

Harry outlined the Board's position: The Board in two separate Newsletters has stated that the property owner should be present at the gate to click in oversized vehicles. Muhammad should have contacted someone more knowledgeable with the clicker than to

assume his contractor could do it; there were two people already there, the contractor in a pickup and the driver of the semi, and yet the second person didn't go to the gate to keep clicking the semi in; the Board has a signed eyewitness statement that "Before completely clearing the gate the truck/trailer began a left hand turn towards Kapoho Beach Road. While turning to the left the rig made contact with the open gate and demolished the gate." "...the truck/trailer would have hit the gate even if the gate were completely open."

Harry read part of the letter KBCA received from the insurance company of the trucker which states in part: "Had the sensor not been removed, we believe that this incident could have been avoided. Therefore, we will be unable to accept liability for any property damage you may have sustained." Harry will respond to this letter and include a copy of the eyewitness signed statement. The Board will continue to pursue payment of this damage and has taken the position that KBCA was in no way responsible for the damage done to the gate.

Muhammad said that Robert Alercon told him there is an underground sensor which was deactivated. Board members were only aware of an eye beam sensor that was deactivated due to tailgaters taping over the eye so that they could gain access.

After more discussion, Harry said that the Board could not accept payment from Muhammad with the condition that the money be used to reactivate sensors that he believes the majority of the Community would be against. It would render the gate useless and invite tailgating. The gate would basically stay open as long as there was a vehicle on the sensor. Several months ago at the request of some Community members, the gate time was readjusted to stay open longer.

Richard agreed to contact Robert Alercon to go over the safety issues. We will try to get Robert to attend our next Board Meeting to discuss the gate.

### **OLD BUSINESS**

- a) Gate status – Richard will work with Robert on the exit gate.
- b) Signs – Rose reported that more work needs to be done regarding the proposed large sign. She will work to get an estimate.
- c) Warble unit – no report.
- d) Palm fronds – Joy reported that the man who comes into the subdivision to pick up garbage will pick up green waste. He will put a sign on the bulletin board. Joy asked that we discuss the Bulletin Board at our next Board meeting.

### **ANNOUNCEMENTS** – None

**MEETING ADJOURNED:** Steve made a motion to adjourn; Richard seconded. Meeting adjourned.

