

KBCA BOARD OF DIRECTORS MEETING

September 6, 2008

LOCATION: Harry Samelson's home

DIRECTORS ATTENDING: Harry Samelson, Sandi Barsell, Steve Revenaugh, Joy Dillon, Kitty Christensen, Rose Clarke. Community members present: John Barsell, Roger & Terri Meeker, Gladys Christenson, Steve Marcotte, Dean Witt, Merrill & Glorius Schrieber, Jack Acree, Drew

CALL TO ORDER: 10:00 am

AGENDA ADDITIONS: Lack of road name for KeKaiLoa - Harry

SECRETARY REPORT: Rose made a motion to approve the Minutes of June 8, 2008. Kitty seconded; Minutes were unanimously approved.

NEW BUSINESS

b) Friends of Puna's Future – Rob Tucker

Rob Tucker, President of Friends of Puna's Future, distributed their pamphlet which describes the organization as a non profit comprised of concerned Puna residents, businesses and associations working together to lobby for long overdue changes in the Puna District. Rob said that one of their primary purposes is to promote the passage of the Puna Development Plan. This will be the first community plan to become law when signed by Mayor Harry Kim. They will have a press release soon announcing public meetings on the Plan and its amendments. Rob encouraged our community to come to the meetings and get involved. Final Draft of the Plan and amendment language is in partial form on the internet at FoPF.org.

a) Update of Puna Geothermal Venture – Richard Dods & Mike Kaleikini

Richard, the community liaison for Puna Geothermal, distributed their pamphlet. He said they would like to meet with us on a regular basis so that we can be informed about what they are doing and how it affects our community. Mike gave some background on the company. They provide 20% of the electrical energy the Island uses. This last year they awarded 6 scholarships to Pahoehoe High and have internships for high school students. They have a 30 megawatt contract with HELCO and are in the process of negotiating an increase of another 8 megawatts. They have permits to go to 60 megawatts. They are planning a celebration in December for their 15th year in operation.

OFFICERS' REPORTS

Harry Samelson, President – Harry reported he has had numerous communications with community members and insurance companies relating to the gate. There have been two

accidents at the gate and both have been referred to the insurance company. Some comments from community members include: “We are dismayed at the climate of fear that seems to have overtaken our community’s board members. A gate to ‘lock’ us in, blocking our way out during tsunami! new ‘improved’ clickers video cameras...” “not enough security at the gate; contractors using clickers indiscriminately and parking on people’s property.” “spikes on the gate damaging vehicles; gate should have a safety feature.” To be addressed later under Old Business.

Harry asked for an Executive Session at his house on September 30th at 1:00 p.m.

Richard Thompson, Treasurer- Richard absent. Sandi has the mailbox key and checkbook in Richard’s absence. She reported receiving a check for \$200 toward the coqui fund and an invoice for KBCA federal tax payment.

Rose Clarke – Mailboxes. – Rose reported as of June 30 about 8 mailbox fees have been paid. She will clarify with Susan Vaughn.

Joy Dillon – Coquis – Joy reported it is time to send out another email asking for funds. We are spending \$1500-2000/month. Three people are being paid. With spraying materials and labor the cost of continuing the 3-4 times a week spray is \$30,000/year. Harry suggested we have a major problem on our hands. We need to insure we have enough money and the only way to do this is to create a Coqui Association (separate from the Road Association) with by-laws to create an assessment. \$150 per TMK was discussed. The community at large needs to vote on this.

Harry will contact Tom Yeh regarding set up of the Association and work with Joy.

Sandi Barsell – Secretary – Sandi reported that she has received two nominations so far for the 3 Board positions .

Kitty Christensen – Neighborhood Watch. – Kitty said her reports involve: noise from incidents at the pond, illegal parking, ongoing illegal parking at Champagne Pond, one break in, a request for more security at the gate, when will exit gate be installed?

Rose reported that in January and February of this year, two different houses were broken into and were lived in by the intruders.

Terri said she will try to get the police reports listing breakins in the area. Francine and Kitty plan to meet with our police officer soon to discuss neighborhood watch.

Steve Revenaugh– Clickers - Steve reported sale of clickers \$435. He is getting information from Alert Alarm in Hilo regarding hardware for a key card reader and cameras. The cards can be activated and deactivated via computer. Harry suggested that by the end of October we have a firm proposal for a new system that get rid of the clickers.

NEW BUSINESS

c) Bulletin Board – Joy suggested we get a new bulletin board similar to the one in Vacationland. Rose and Joy will come back to us with cost estimate.

d) Civil Defense Tsunami signs – Harry reported that Civil Defense wants to put tsunami signs at the top of our road. The Board agreed; Harry will call them and tell them to go forward.

f) Lack of road name for KeKaiLoa – Gladly reported that the Planning Department has to approve the name. Rose will follow up with Planning.

OLD BUSINESS

a) Raising Alapaki Road permits – Roger Meeker distributed a memorandum to us outlining the procedure for raising Alapaki Lane. He will get an estimate/guestimate from Imata Engineering of what the cost would be.

b) Gate Status – Harry posed the following questions:

1) Given the number of accidents at the gate, mainly due to improper use of the gate, do we want to continue with the way the gate currently operates? Do we want to continue with installation of the exit gate?

2) Are we prepared to deal with the consequences?

3) Is there a movement in the community to put a safety device on the gate?

4) Our insurance may give us problems if we do not have a safety device on the gate; we need to have insurance.

5) Do we need to take down the Stop Sign? Put up one sign in place of existing ones at the gate?

6) Do we need a professional manager for the gate, i.e. other than our current one?

After discussion the consensus was that we want to continue with the exit gate installation (this passed at our Feb. 2008 Annual Meeting by a majority of those present); a safety device would render the gate useless in keeping out tailgaters; we need to look for a new gate manager given the slow to non response of our current one. Harry distributed a letter he had prepared to give Robert Alercon which informs him that the work on the exit gate and cameras be completed with 30 calendar days of Sept. 6, 2008, or we will take action to get reimbursed for the amount already him paid to complete the work. The Board agreed Harry should deliver the letter.

Board Action via email – Subsequent to our meeting Joy made a motion to remove the Stop Sign at the gate and replace the existing signs with one sign. Kitty seconded. Motion passed 3 in favor; 1 against/SB; 1 abstention/RFC; 1 absent/RT. Motion carried.

ANNOUNCEMENTS – None

MEETING ADJOURNED: Motion made to adjourn.