

KBCA BOARD OF DIRECTORS MEETING
January 10, 2009

LOCATION: Harry Samelson's home

IN ATTENDANCE

DIRECTORS: Harry Samelson, Richard Thompson, Steve Revenaugh, Joy Dillon, Fran Chang-Thomas, Roger Meeker, Gladys Christenson

COMMUNITY MEMBERS: Merrill & Glorius Schrieber, Chris Rand, Priscilla Drum, Dean Witt, Irene Yamanaka, Barbara Bell, Sandi & John Barsell, Charles Hastings

CALL TO ORDER: 2:00 pm

AGENDA ADDITIONS: None

SECRETARY'S REPORT: Roger made a motion to approve the minutes of the previous meeting. Fran seconded the motion. Minutes were unanimously approved.

OFFICERS' REPORTS

Harry Samelson, President –Harry reported that Rick and Drew will be paid via Payscale by the end of the month. As they will work 20 hours per week or less, no insurance or benefit obligation will be incurred by KBCA.

Richard Thompson, Treasurer- Richard reported that as of 11/30/08 there was \$181,000 in the road account, \$4,909 in the coqui fund, and \$1,125 in the gate guard fund. The old gate fund account was closed on 1/13/05, and the \$51.06 balance was used for the gate phone.

Gladys Christenson – Secretary – Gladys reported that the newsletter will be sent to board members in electronic form for review and comments prior to mailing it out.

COMMITTEE REPORTS

a) **Steve Revenaugh - Gate Committee** – The Gate Committee will present potential plans to update the gate entry system and control unauthorized entry at the annual meeting.

Motion: Steve moved and Roger seconded that we should buy a backup gear system for the gate from Jake for \$750. Motion unanimously passed.

b) **Coqui Committee** – No Coqui Committee report..

c) **Fran Chang Thomas– Neighborhood Watch.** – Fran reported she plans to hold a Neighborhood Watch meeting on February 25 at her house. She would like to conduct a door-to-door canvas of residents prior to the meeting.

d) **Roger Meeker – Mailboxes.** – Roger reported 19 boxes available, 15 with keys and 4 without keys. There are 12 mail box accounts (10 individuals) that reflect a \$125 outstanding balance each. He will contact the Pahoa postmistress and Tom Yeh to determine legality of repossessing unpaid mail boxes. Another billing will also be sent to delinquent mailbox holders.

e) **Gladys Christenson - Gate Guard Committee** – Harry reported that the gate guard presence during the holidays yielded positive results.

f) – **Steve Revenaugh - Clickers** - Steve reported no sale of clickers during the month.

g) **Roger Meeker – Bylaw Committee** – Roger distributed suggestions for bylaw changes to expand KBCA scope from a road association to a community association. Our current bylaws state that all non-road issues require a vote of the membership.

NEW BUSINESS

a) Paving – Harry reported that it appears that at current prices we would need 30,000 square yards of chip/seal at \$4.90 per square yard for an estimated expenditure of \$147,000. Discussion ensued regarding concern about depleting the treasury when we repave. Our assessment of \$125 per unit has not changed in 12 years, while all costs have escalated.

Motion: Gladly moved and Joy seconded that the annual assessment be increased to \$150 per unit effective with the 2009 invoices. Motion unanimously passed.

b) Richard suggested that it would be helpful in case of emergency for the board to have a list of vacation rentals, including address, contact name/phone number, and email address.

MEETING ADJOURNED: Meeting adjourned at 3:30 pm.

Respectfully submitted,

Gladly Christenson
Secretary