

KAPOHO BEACH COMMUNITY ASSOCIATION
Annual Meeting on February 22, 2009
Pahoa Neighborhood Center

Present: KBCA Board members: Harry Samelson – President, Joy Dillon – Vice President, Richard Thompson – Treasurer, Gladys Christenson – Secretary, Fran Chang-Thomas, Roger Meeker, Steve Revenaugh
Non-members: Arjuna McGowen (Recording Secretary)

CALL TO ORDER:

This meeting was called to order at 1:18PM by Harry Samelson

ADMINISTRATIVE MATTERS:

1. Proxy Discussion

***Action:** The handling of proxies will be on the agenda of the next board meeting.

Clarification: Bylaws allow only five proxies per member, but are silent regarding disposition of excess proxies.

***Action: Motion** by Serge King to send out a ballot to KBCA Members to allow members to vote on a change to the bylaws allowing members to vote however many proxies they receive. **Seconded** by Dean Witt, **Motion Fails.**

***Action: Motion** by Barbara Bell proposing that Merrill should be able to pass on his sixth proxy to another member of his choice for this meeting. **Seconded** by Rose Clarke, **Motion Passes.**

2. Establishment of quorum – Harry Samelson
Quorum established 20% needed, 50% present.

3. Election Committee Report and introduction of Officers – Harry Samelson
There are new Board members (Roger Meeker, Fran Chang, Gladys Christenson)

4. Approval of the Minutes of 2008 Annual Meeting – Gladys Christenson

*** Action:Motion** by Barbara Bell to approve minutes from last meeting. **Seconded** by John Tancheff. **Minutes approved unanimously**

5. Treasurer's Report – Richard Thompson
Report on File

***Correction:**

1. Months for three different figures should read December not January
2. 2006 expenditures should not have been included.

Clarification: There are no voluntary gate guard funds for 2008.

***Action: Motion** by Marvin Dice to approve the 2009 budget. **Seconded** by John. Tancheff. **Motion passes unanimously.**

6. Water Company Report – Priscilla Drum

- New members have been elected
- Leaks are down
- Most leaks were caused by construction companies
- As of February the special water assessment has been dropped

***Action Motion** by Patrick Kelly; for future annual meetings the Water Company report should be removed from the agenda. Seconded by Doug Shaver. **Motion Passes.**

REPORTS OF OFFICERS:

A) Road Repair and Maintenance – Harry Samelson

Yamada estimate of \$140,000 was received

B) Gate – Steve Revenaugh

Actions Taken:

- Exit gate sensors upgraded
- opening timing should be sped up
- Entrance swing gate repair service added
- since December 1st the gate's electrical service panel and hub assemblies have been replaced
- a preventative maintenance program should be started

Overall Gate operation

- reports of members letting strangers in have been received
- alternatives to gate clickers should be considered

Decal system – total cost: \$5,538

- Individual decals cost \$10
- Members would submit a Vehicle registration form and get a windshield tag.
- New camera system would cost at least \$6,000
- Camera records are available for two weeks
- The new system would cost \$14 per unit

***Action: Motion** by H. Samelson to proceed with installation of a new decal system for the gate. **Motion passes.**

***Action: Motion** by H. Samelson to proceed with the installation of a new camera system. **Motion passes.**

C) Coqui Control – Joy Dillon

- Donations are needed
- Thanks to volunteers. More volunteers are needed
- Property owners should take responsibility for their own properties
- Baking soda is being used to eradicate Coquis

D) Neighborhood Watch – Fran Chang

- Meeting on Wednesday February 25th at 6:00PM at Fran Chang's house
- Neighborhood Watch newsletter will be forthcoming
- Residents are encouraged to come to neighborhood watch meetings

E) Mailbox Committee – Roger Meeker

- Mail boxes are now owned by the community
- \$1,100 in mail box account for the “rainy day” fund
- 19 boxes are currently available for rent

F) Bylaws committee – Roger Meeker

-The Bylaws Committee is looking for proposals to improve the bylaws.

OLD BUSINESS:

Wastewater Treatment Plant (2nd meeting) – Barbara Bell

- the 60% completion report is finished

- report and summary on file

- the 90% completion report and meeting will be in March.

NEW BUSINESS:

a) Guard at gate on weekends & holidays – Sandi Barsell

- Handout on File

***Action: Motion** by Sandi Barsell to have KBCA hire a gate guard for weekends and holidays for the purpose of restricting vehicular and pedestrian traffic. **Seconded** by Stuart Oles (motion on file). **Motion Passes.**

***Action: Motion** to have a friendly amendment to the previous motion so that the guard will be used only on three day weekends. **Motion fails.**

ADJOURNMENT:

Meeting was adjourned at 4:34PM by Harry Samelson