

KBCA BOARD OF DIRECTORS MEETING MINUTES
Harry Samelson's House, June 13, 2009

IN ATTENDANCE

DIRECTORS: Harry Samelson/President, Joy Dillon/Vice President, Richard Thompson/Treasurer, Gladly Christenson/Secretary, Steve Revenaugh, Fran Chang-Thomas, Roger Meeker

Absent: None

COMMUNITY MEMBERS: John & Sandi Barsell, Chris Rand, Marvin & Laurie Dice, Barbara Bell, Serge & Gloria King, Charles Hastings, Diane Koerner, Roger Harris

NON-MEMBERS: Josh Kingsbury

CALL TO ORDER: This meeting was called to order at 2:06 pm by President Harry Samelson

AGENDA ADDITIONS:

Barbara Bell - Proposed procedure for annual meeting votes

Richard Thompson – record keeping policy

– gate repair

Josh Kingsbury - Coconut trimming proposal

SECRETARY'S REPORT:

***Action: Motion** by Joy, Seconded by Harry to approve minutes of the May meeting.
Motion passed unanimously.

OFFICERS' REPORTS

Harry Samelson, President

- There was an accident at the gate that is being dealt with

- Sylvia Dolena's special use permit has been denied

Richard Thompson, Treasurer

- General funds = \$189,628

- Volunteer Coqui funds = \$177

- report on file

***Action:** Richard agreed to contact the the KBCA accountant to inform her of the board's displeasure with late account statements

Gladly Christenson, Secretary

– nothing new to report

COMMITTEE REPORTS

A) Joy Dillon - Coqui Committee

- Volunteer funds are needed

- Joy will send a final request for funds

B) Steve Revenaugh - Gate Committee –

- Siren system is now functional

- malfunctioning key card system has been returned to manufacturer

- one of the cameras will be replaced within two weeks

***Action:** Harry agreed to send an e-mail asking residents to contact the board if they have a DSL line they are willing to give up.

- Maximum camera image recall speed is 4X.

C) Sandi Barsell – Gate Guard committee

- \$899 surplus in gate guard fund due to weather related cancellations

- There was an incident on Saturday May 30th in which the guard was confronted by 11 pedestrians demanding access through the gate. The guard denied access, but a KBCA resident who did not know them opened the gate for them.

D) Roger Meeker – By-Laws

***Action:** Barbara Bell and Roger agreed to write a DRAFT bylaw change to be reviewed at the next meeting regarding a proposed procedure for advance notice to members of any items to be voted upon at annual meetings.

E) Fran Chang Thomas– Neighborhood Watch

- Volunteers are need to patrol Champagne Pond
- Fran is available to help residents engrave their valuables

***Action:** Gladys agreed to ask Officer Ranses to attend the July 25 meeting.

F) Dan – Bulletin Board committee

- Push pins should be used instead of staples
- A combination lock will be used for the KBCA section of the new bulletin board.

OLD BUSINESS

A) Address posting on properties

***Action:** Harry agreed to send an E-mail to residents asking that they post address in the front of their properties

B) “Big Island Revealed”

- The board clarified that the latest edition does not include a statement that the public can legally access Champagne Pond and the ocean through KBCA properties.

C) Global vacation rental contract to be provided for board review

***Action:** Gladys agreed to send an E-mail to Steve Marcotte asking about progress on this issue

NEW BUSINESS

A) Safer Greener road sides

- Diane Koerner wants to work on a “test strip” of land using integrated vegetative management

***Action:** Fran agreed to help start a committee to pursue this issue.

B) Cocoa Palm Trimming

- Josh Kingsbury presented a proposal to trim KBCA coconut trees

C) Record Retention

***Action:** Gladys agreed to review records and record retention policies

D) Repair of stone wall by gate

***Action:** Motion by Joy to repair the rock walls based on two bids to be received by Richard. **No second.**

E) DLNR

-A DLNR rep wants to come and talk to KBCA about increasing legal protections to Kapoho bay with regards to fishing and other issues.

F) Planning department issue

no action

Next meeting will be held on July 25 at the Samelson house at 10:00AM

MEETING ADJOURNED: Meeting adjourned at 5:16 pm.

Respectfully submitted,
Gladys Christenson, Secretary