

KAPOHO BEACH COMMUNITY ASSOCIATION
Board Meeting Minutes, October 10, 2009
at the Samelson residence

Present: KBCA Board members: Harry Samelson/President, Joy Dillon/Vice President, Gladys Christenson/Secretary, Richard Thompson/Treasurer, Roger Meeker, Steve Revenaugh

Absent: Fran Chang

KBCA Members: Dan Rokovitz, Chris Rand, Marvin & Laurie Dice, Grant Ballin, Glorious & Merrill Schreiber, Dean Witt, Martin Blackwell, Stuart & Ilse Oles, Susan & John Hendricks, Tristine Rainer, John & Nancy Theismann

Non-members: Arjuna McGowen (Recording Secretary)

1. CALL TO ORDER:

The meeting was called to order at 10:04AM by Harry Samelson, President

2. ADMINISTRATIVE MATTERS:

Approval of the Minutes of 08/29/09 Meeting – Gladys Christenson

***Action: Motion** by Roger to approve minutes. **Seconded** by Steve **Motion passed unanimously.**

Martin Blackwell Subdivision issue

***Action:** Martin introduced himself and gave his reasons for wanting to subdivide his lot.

- Joy – what are the variance issues?
- Harry – this is not a board issue it is a county issue
- Martin has formally applied for the subdivision variance already
- The variance would grant a waiver from the “road improvement requirement” for subdividing.

4. REPORTS OF OFFICERS:

A) Presidents Report - Harry

Richard Thompson sold his Lagoon House last week and tendered his resignation from the board as he is no longer a KBCA property owner.

***Action: Motion** by Gladys to nominate Roger Meeker as the KBCA treasurer, seconded by Joy. **Motion passed unanimously.**

Planning director meeting regarding public access and pedestrian gate

KBCA lawyer Thomas Yeh met with the county planning director Bobbie-Jean Leithead-Todd a week and a half ago to discuss her public access proposal. Tom Yeh’s office is conducting a title search to define our rights to continue to control access to our community.

1880 documents indicating there was a school within Beach Lots appear to be erroneous.

Nominees are needed for the board

- nominations due by November 1st
- ballots will be mailed out November 9th. Harry will include a special notice from the president in this mailing.
- nomination forms are on the back of the newsletter
- nominations can be given to any board member

Break-Ins

Residents were encouraged to lock their doors and protect their valuables

***Action:** Joy agreed to pursue putting up a sign up near the walking path.

Fire Ants

-isolated incidents of fire ants have been reported

Tristine Rainer advised that in her opinion:

- Provont and other poisons are effective if used properly and in the right sequence
- everyone should treat on the same day at the same time in the same sequence, simultaneous treatment is the best solution
- Amdro bottle traps may be effective

***Action:** Gladly agreed to forward ant info to KBCA internet forum and website.

Charles Hastings – gate damage

- An HPM truck coming from Charles Hastings' construction site may have caught the gate and destroyed it.

- Repairs cost \$4,000

***Action: motion** by Roger to send a formal letter to Charles Hastings, **seconded** by Gladly.

Motion passed unanimously.

Entry Gate

***Action:** Harry provided override keys to board members. Override keys are to be used during tsunami warnings to keep the entry gate open for exiting residents. The exit gate remains open as long as vehicles are exiting. Property owners are responsible for contacting a board member to override the entry gate when over-sized trucks need to use it to exit.

B) Coqui Fund Report – Harry

\$300 was received for coqui fund

Secretary's Report

- Annual meeting will be on Feb 21st at 1pm at the Pahoehoe Neighborhood Center.

5. COMMITTEE REPORTS

A) Coqui Committee – Joy

- Residents are encouraged to maintain their own properties
- donations are appreciated

B) Gate Committee/Gate Openers – Steve

- Gladly has figured out how to review the gate camera video at 8X real time

- Audio has been added to the camera system

*** Action: motion** by Steve to adopt as policy that an owner of a rental property can obtain one additional permanent gate pass, and ONLY the permanent type, provided they submit (1) a current rental agreement or proof of a vacation rental business, (2) the business license of a cleaning service, and (3) a State of Hawaii motor vehicle registration associated with the service. Price of the gate pass is \$25.00. **Seconded** by Roger. **Motion passed.**

C) Gate Guard Committee – Gladly

- We have experienced an increased number of incidents at the gate since the article appeared on the front page of the Tribune Herald.

OLD BUSINESS:

A) Officer Daniel Rances visit to board meeting - Gladly

- Gladly is still working on getting Officer Rances to attend a KBCA meeting.

***Action:** Joy agreed to contact other officers about coming to a meeting.

B) Alapaki paving status – Roger

- Design work is nearing completion

C) DSL line status for gate cameras – Harry

Still none available

NEW BUSINESS:

A) Sewer system proposal update

90% feasibility study presentation by Dora Beck and the consultants was held at the Pahoa Neighborhood Center.

B) Speed bump near Dean Witt's property

Dean requested the board put in a speed bump near his property.

***Action:** Joy agreed to pursue this issue.

C) Notices

- The next meeting will be held on November 14th, 1:00pm at the Samelson residence.

- Annual meeting will be on February 21st , 1:00pm at the Pahoa Neighborhood Center

ADJOURNMENT:

Meeting was adjourned at 12:50PM by Harry Samelson, President

Respectfully submitted,

Gladly Christenson, Secretary