

KAPOHO BEACH COMMUNITY ASSOCIATION
Board Meeting Minutes, November 14, 2009
at the Samelson residence

Present: KBCA Board members: Harry Samelson/President, Joy Dillon/Vice President, Gladys Christenson/Secretary, Roger Meeker/Treasurer, Steve Revenaugh, Fran Chang
KBCA Members: John & Sandi Barsell, Merrill & Glorius Schreiber
Non-members: Officer Daniel Rances (HPD), Arjuna McGowen (Recording Secretary)

1. CALL TO ORDER:

This meeting was called to order at 1:04 PM by Harry Samelson, President

Meeting with Officer Daniel Rances

Officer Rances encouraged residents to call the non-emergency number about all suspicious activity:

- All calls go on record, and frequencies of reports will be noted by police
- He reviewed criminal activity in the subdivision in the last three months
- The last burglary was on October 26
- He encouraged residents and rental property managers to place the pertinent emergency phone numbers near their phones
- He confirmed that the police are obligated to come and deal with all noise complaints
- Neighborhood Watch patrols are helpful and are encouraged by the police

2. ADMINISTRATIVE MATTERS:

Approval of the Minutes of 10/10/09 Meeting – Gladys Christenson

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

3. REPORTS OF OFFICERS:

A) Presidents Report - Harry

- next meeting will be December 19 10AM at Harry's residence
- budget should be finalized in January
- election ballots must be received by December 11th
- old gate system will be de-activated on November 15th at 10am

***Action: Motion** by Steve, seconded by Roger to nominate Gladys to administer gate passes for the new system. **Motion passed unanimously.**

B) Treasury Report – Roger

- \$161,000 in general fund
- \$5,500 in uncollected dues
- delinquency letters will be sent out

2010 budget issues

- should the budget include gate guards?
- should the budget include "anticipated legal fees"?
- how much should be put into the budget for "savings" for major road work
- should there be a special assessment?

C) Secretary's Report

- ballots were mailed out on November 9th. Marvin & Laurie Dice and Pris Drum will count ballots. The mailbox key is in Laurie's custody until after the ballots are counted.

5. COMMITTEE REPORTS

A) Coqui Committee – Joy

- Residents are encouraged to control coquis on their own properties

B) Gate Committee/Gate Openers – Steve

- The first order of plastic hanging gate passes were made of an inferior material. Many have broken and will need to be replaced.

C) Gate Guard Committee – Sandi

- Changes to gate guard policies will be discussed at the annual meeting

D) By-laws committee – Roger

-Committee discussed changing the board member attendance policy.

E) Mail Box committee - Roger

-12 residents have still not paid for their mail boxes. This issue was deferred until the January board meeting.

F) Neighborhood Watch – Fran

- Phone trees with different residential zones have been created

- More signs will be installed

- The next Neighborhood Watch meeting will be on December 5th at 10AM at Fran Chang's house - 14-5132 Hokulani

-Fran encouraged residents to call her as well as the police when suspicious activity is seen.

G) Green committee - Fran

- Fran continues to work on beautifying our entry area. Work is progressing on test strip on KB Road from mail boxes to Kumukahi

- 20 bushes have been planted

OLD BUSINESS:

A) Alapaki paving status – Roger

- We may need to meet some FEMA requirements.

B) Video surveillance status – Gladys

- Last camera replacement has not been completed yet, should be done this week

- Some cameras will also be repositioned

C) County public access status

- No progress yet

- The board has authorized a title search from the office of attorney Thomas Yeh supporting KBCA's right to gate the community.

D) Hasting/Gate damage status - Harry

- A request for payment for gate damage was sent to Hastings requesting response by 11/13. No response has been received.

NEW BUSINESS:

A) Annual Meeting agenda items - Glady

-The annual meeting notice will be sent out on January 29. Agenda additions should be sent to Glady by the 22nd.

C) Proxy Process – Glady

This agenda item was tabled until the next meeting, as members who had expressed concern were not in attendance.

D) Neighborhood Watch expenses – Joy

- 10 signs need to be ordered for the neighborhood at a cost of \$135.
- As annual assessment funds can only be used for roads and common areas, letters of request for donations to cover Neighborhood Watch expenses will be sent out. These donations will be held in a separate Neighborhood Watch fund.
- All donations should go to KBCA and residents are encouraged to mail them to KBCA at RR 2 Box 3914, Pahoia, HI 96778 or bring them to board meetings.

E) Renter access to KBCA Internet forum - Glady

- The board determined that the internet forum is intended for use of property owners only. Property owners are responsible for alerting their renters or property managers of any relevant notices.

F) Kuwahara 2005 subdivision/assessments

-Assessments for 6 units should have been paid for these properties since the year the subdivisions occurred. Roger will coordinate appropriate invoicing to correct this issue.

CORRESPONDENCE

- The next meeting will be held on December 19 at 10AM at the Samelson residence.
- Annual meeting will be on February 21st , 1PM at the Pahoia Neighborhood Center

ADJOURNMENT:

Meeting was adjourned at 3:30PM by Harry Samelson, President

Respectfully submitted,
Glady Christenson, Secretary