

KAPOHO BEACH COMMUNITY ASSOCIATION
Approved Board Meeting Minutes, December 19, 2009
at the Samelson residence

Present: KBCA Board members: Harry Samelson/President, Glady Christenson/Secretary, Joy Dillon/Vice President, Roger Meeker/Treasurer, Fran Chang
KBCA Members: Dan Rokovitz, Chris Rand, Pat Kelly, Merrill & Glorius Schreiber, John & Sandi Barsell, Marvin & Laurie Dice, Richard Thompson, Judy Leach, Dean Witt, Dan Shapiro
Non-members: Arjuna McGowen (Recording Secretary)

1. CALL TO ORDER:

The meeting was called to order at 10:05am by President Harry Samelson

2. ADMINISTRATIVE MATTERS:

Approval of the Minutes of 12/19/09 Meeting_– Glady Christenson

* **ACTION:** Motion by Joy, 2nd by Glady, approved unanimously to accept the minutes as presented.

3. AGENDA ADDITIONS

No additions

4. REPORTS OF OFFICERS:

A) Presidents Report – Harry

Harry sent out election results to the membership. Joy Dillon and Glady Christenson were re-elected to 2 year terms, Rose Foggia was elected to a 2-year term and Merrill Schreiber was elected to a 1-year term.

B) Treasury Report – Roger

\$145,000 in general fund

-A special assessment may need to be imposed to pay for chip and seal on roads in the next three to four years.

***Action:** Harry agreed to look into selling the old broken gate.

C) Secretary's Report – Glady

- Glady welcomed Rose Foggia and Merrill Schreiber to the 2010 board

5. COMMITTEE REPORTS

A) Coqui Committee – Joy

- no report

B) Video surveillance committee - Glady

nine cameras are in place (all working)

- Two Cameras have audio.

- Two cameras are high resolution in order to read license plates.

- Cam 1 may need to be repositioned to catch rear license plates

***Action:** Fran volunteered to look into signage for gate usage instructions

C) Gate Committee/Gate Openers – Glady

- Harry will handle gate repairs

- Glady will handle openers

-Damaged gate components due to lightning strike have been replaced

-Members should mark down the serial number on their cards readers.

D) Gate Guard Committee – Glady

- We will not schedule guard on Christmas and New Years Day at holiday pay rates, but will schedule a guard from 6pm to 10pm on New Years Eve.

-There have been no incidents of confrontation at the gate in the last few weeks.

E) By-laws committee – Roger

- no report

F) Mail Box committee - Roger

- Roger reported that the Pahoia USPO verbally confirmed and agreed to confirm in writing that the KBCA is the full owner and controller of the mail boxes. The Post Office will perform any necessary re-keying for the next 6 months, but after that it's up to KBCA.

G) Neighborhood Watch – Fran

- The next neighborhood watch meeting will be held at 10am on Saturday January 9th at Fran Chang's house.

- The neighborhood watch phone number is 965-9608

- A spread sheet and roster has been created with residents names, addresses and activity history.

- signs in front of the A-frame near champagne pond were vandalized. Two police reports were filed.

H) Green committee - Fran

- Plantings have been put in along the test strip.

- The test strip may need to be narrowed

- Community participation in the Green Committee has dwindled to the point that the committee may have to be disbanded.

OLD BUSINESS:

A) Alapaki paving status – Roger

- no report

B) County public access status

- no action

C) Hasting/Gate damage status - Harry

- The board would be willing to discuss a monthly payment plan.

D) Kuwahara assessments

- The four-lot subdivision was created in 2004. Assessments should have started in 2005

*Action: Roger agreed to draft a formal letter to Kuwahara

E) Chip/seal bid - Harry

- A bid for chip and seal was considered too high and was rejected.

NEW BUSINESS:

A) Annual Meeting agenda items - Glady

- Agenda items should be brought to the board by January 15, 2010

C) Proxy Process – Glady

- The board will be requesting., not requiring that proxies come back to the board.

D) Gate entry system surge protection - Dan

- Dan looked into getting a contractor to come and look at the gate systems in order to provide uninterrupted quality power to them.

- The system needs protection for both the hard drives and the gate operating systems.

-Alpha electric and Wally can be consulted

E) Call box codes for long term renters - Glady

-long term renters have call box codes that need to be enabled by the property owner.

F) Public office candidate request for meet & greet - Harry

discussed hosting events which enable community to meet candidates for public office. It was determined that this is best left to individual community members.

CORRESPONDENCE

- The next meeting will be held on January 16 at 1PM at the Samelson residence.
- Annual meeting will be on February 21st, 1PM – 4PM at the Pahoia Neighborhood center

ADJOURNMENT:

Meeting was adjourned at 12:30 by Harry Samelson, President

Respectfully submitted,
Glady Christenson, Secretary