

KAPOHO BEACH COMMUNITY ASSOCIATION
Board Meeting DRAFT Minutes, Saturday, April 17, 2010
at the Samelson residence

Present: KBCA Board Members: Harry Samelson/President, Joy Dillon/Vice President, Gladys Christenson/Secretary, Roger Meeker/Treasurer, Fran Chang, Merrill Schrieber
Board Members absent: Barbara Bell

KBCA Community Members: Marvin & Laurie Dice, John & Sandi Barsell, Glorious Schreiber, Dick & Kitty Christensen, Drew Steele, Rick Edwards, Chris Rand, Patrick Kelly, Mitch Aragon, Dean Witt, John Upton

Non-members: Arjuna McGowen (Recording Secretary)

1. CALL TO ORDER:

The meeting was called to order at 10:09AM by Harry

2. ADMINISTRATIVE MATTERS:

Approval of the Minutes the March 13, 2010 Meeting – Gladys Christenson

***Action: Motion** by Fran to accept March 13th minutes, **seconded** by Joy. **Motion passed unanimously.**

3. AGENDA ADDITIONS

4. REPORTS OF OFFICERS:

A) Presidents Report - Harry

- The special assessment ballots have been counted. The special assessment passed with 77 votes for and 52 against. This will net \$11,000 for saving for the repaving of KBCA roads around 2013. We will send out a newsletter with the special assessment invoices on or about May 3rd. If possible, we will insert the newsletter into the special assessment invoice envelopes

B) Treasurer's Report – Roger

-Annual assessments should bring in \$66,000 this year. So far, the board has received \$52,600.

Roger agreed to find out from Susan Vaughn what software she is using for KBCA accounting.

C) Secretary's Report – Gladys

- Nothing new to report

5. COMMITTEE REPORTS

A) Roads committee – Merrill

- Fran and John Barsell volunteered to serve on the Road Committee. Due to communications issues, Fran will act as road committee representative to interact with the road maintenance crew.

- An extended discussion ensued regarding road maintenance and repair issues. Harry suggested that Rick Edwards and Drew Steele work under the understanding that they will be limited to \$400 per month for performing routine roadside and access maintenance. Board approval will be required for any work which would exceed that amount. Rick & Drew will submit their invoices to the road committee for approval before invoices are transmitted to PaySmart for payment. Rick and Drew agreed to work within these limitations.

Merrill will schedule his first road committee meeting for next Saturday afternoon at his house.

- We have been advised by VHCA that vehicles pulling onto the Red Road from Beach Lots Road are often not stopping first, causing some near misses. KBCA has installed many stop

signs at this location and they have invariably been destroyed and/or stolen by vandals. Harry suggested putting a painted line reading "STOP" on the intersection between KBCA's road and the Red Road. Dean Witt will look into getting someone to help with stenciling.

- Discussion about the roadside maintenance and road repair budgets. We are currently on track with our budget for this year, even though checks written in January were in payment of work performed in December, before this year's budget restrictions were put in place.

B) Coqui Committee – Joy

-The sprayer is still available for personal use.

C) Video surveillance committee – Glady

- All cameras are working and have provided valuable information.

- Glady will have two of the cameras repositioned.

D) Gate Committee/Gate Openers – Harry

***Action:** Chris Rand agreed to check the wooden arm on the entrance gate.

E) Gate Passes – Glady

- Requests for new gate passes is tapering off.

- Glady has received about 40 broken gate passes and has replaced them at no charge to property owners. She will be returning broken gate passes to AWID for replacement,

- When a property is sold, the associated gate passes are deactivated. New owners can purchase up to 4 gate passes.

F) By- Laws Committee – Roger

- nothing new to report

G) Mail Box committee - Merrill

- Keys found in mail boxes should be returned to the board.

- Mail box 3940 is leaking, if it continues, the mail box holder will be assigned a new mail box

H) Neighborhood Watch – Fran

- The next meeting will be on Saturday, April 24th at 10AM at Fran's house.

- We will attempt to standardize board meetings to the third Saturday of each month.

Fran presented crime statistics for the Beach Lots and Vacationland for the last month.

- Outside groups have been harvesting coconuts from the subdivision, some with and some without permission. Fran advised residents to speak with them if they see this occurring. It is important that they clean up and haul away the green waste they create.

- Fran requested that all residents put up their address on the front of their houses in order to enable fire, police and other emergency vehicles to find them quickly.

- Chris Rand reported that "no trespassing" signs on the trail between the Beach Lots and Vacationland are being stolen each time they are replaced.

- Fran advised that making it clear that we are watching can be a deterrent for vandals and thieves. She encouraged residents to use their magnetic Neighborhood Watch car signs and cruise the community often.

H) Green Initiative Committee – Fran

- A gate beautification project is taking place today and tomorrow, Sunday the 18th from 7:30AM – 11AM.

OLD BUSINESS:

A) Audit Committee Report – John Barsell

***Action:** Roger agreed to contact Susan Vaughn about a meeting later this month.

B) Alapaki paving status – Roger

-nothing new to report

C) Procedures Committee status update

- nothing new to report

NEW BUSINESS:

A) Set 2011 Annual Meeting Date

- The 2011 annual meeting date was set for Sunday February 27th at 1PM at the Pahoia Neighborhood Center.

B) Google Earth

Marvin Dice reported that the Google Earth people have recently been in the Hilo/Pahoia area. They should be allowed into the subdivision.

NEXT MEETING

The next meeting will be held at 10:00 AM on Saturday, May 15th

ADJOURNMENT:

Meeting was adjourned at 12:00 PM by Harry Samelson, President

Respectfully submitted,

Glady Christenson, Secretary