

## KULA KAI VIEW ESTATES COMMUNITY ASSOCIATION

KKVECA Board of Director's Meeting January 9, 2011 [www.kulakai.net](http://www.kulakai.net)

Meeting called to order @5:05 PM; quorum established

Attending: OFFICERS: Bruce Bradley, President, Ann Bosted, Treasurer, Rose Herrera, Secretary. BOARD OF DIRECTORS: Don Coons, Gary Kneeland, Rex Brumley, Arleen Meyers, Donna Farris and Karen Lane MEMBER: Ric Elhard

Secretary reads the minutes of the 14<sup>th</sup> Nov. meeting.

Approved by the board

Secretary reads minutes of the Apr.11 meeting

Rex moves to correct minutes taken that stated, "it was generally agreed it was time to transfer the deed to this (Tabisola) property to KKVECA asap," to: removing the name Tabisola from the Tax Records, not the deed. The Secretary informed the BOD that the name has been removed from the tax records.

Approved as corrected.

The secretary thanked Ann Bosted and Karen Lane for attending to secretarial duties at the last meeting she was unable to attend.

Treasurer's report: The treasurer does not have a formal report with her because she had not received the bank statements. It is reported we have \$14,476.06 in checking and \$37,975.06 in the savings account. It is discussed that a formal treasurer's report be available at each scheduled meeting. Discussion follows regarding maturing CDs and moving money. Ann motions that the CD money be transferred to the checking account. Once the money is available, a new CD be purchased for a 3 month period rather than a year; this will allow the money to be available for road repairs sooner, if a plan is made for repairs. Motion by Ann to buy a CD or \$45,000 at a Hawaiian bank with a best rate for 3 months. Motion seconded by Don and was defeated. Arlene motions we purchase a CD for \$40,000. Rex seconded the motion. Discussion. Motion approved unanimously.

Discussion regarding lost/misplaced post office box key. Gary agrees to investigate getting another key.

Gate status: Rod has not been available; it is questionable as to whether gate materials have been purchased yet. Arlene agrees to check with Rod about the materials.

Road Status: Don states we have a total distance of 5.5 miles of roads: 3.1 mi. of main road and 2.25 of side roads. All but 3,500 feet of the main road was paved 7 years ago. The older sections of the road are starting to crack and need attention

asap. Don may present a power point presentation at the annual meeting with an open question and answer period. Rex agrees to research a product that seals cracks with a special applicator for the expanding and contracting material and the possibility of doing the repairs by volunteers. Ric has "Rudy's" card and will check with him about chip sealing and equipment required. The board agrees to this. Don and Ric agree to chair the committee. Don states all information needs to be taken to the general membership, all present agree.

Work Day.....As a quorum was not reached for the 8/11/10 meeting, the few that attended planned and scheduled a work day that was attended. Volunteers sanded and treated the rust areas on the container. The upper road was also mowed. Today this discussion opened another discussion regarding materials to finish the painting project. Ric has available a 2-part epoxy he has used on containers and feels it is very durable. He will sell it for a reasonable price. Gary suggested White Lava for the top. All are agreeable that the entire container should be repainted after the rusted areas are adequately treated. Rex reminds us we still have emulsion that has never been used and suggests we coat entire outside with emulsion then paint with color choice. March 12, 2011 was scheduled for the 2<sup>nd</sup> work-day at container site. The goal is to paint the container and install power.

Discussion of liens: It was determined that any lot owner 3 years or more late on the association dues will be liened. Persons 1-2 yrs late will be notified, at the secretary's discretion, via letter or a phone call stating impending lien and date of filing. Bruce states board needs to know status of liens and requests a spread sheet with total amount of dues in arrears be sent to directors. Ann suggests raising the dues and the late fees; Rex states the by-laws state a late penalty fee is rated at one dollar a month or 12 dollars a year.

Discussion regarding the annual mailing to include a short letter to be written by the secretary, the agenda, proxy form, dues form with bill, copy of 2010 Annual Meeting minutes, the treasurer's year end report and the list of BOD nominees.

Gate code: Change date will be 3/12/11. The new code will be 1470. The secretary will be responsible for notifying emergency services, also Fed. Ex. And UPS carriers

Discussion regarding preparation for annual meeting. Rex reminds that the meeting chair person assigns no less then preferably 3 people to tally votes. It was decided to include voting procedure in Agenda. We will eliminate refreshments this year. Meeting adjourned at 7:20 P.M. Respectively submitted.

Ann Bosted stated any member not having paid their dues should not be able to vote. Arleen states, anyone who has not paid their 2010 dues. All agreed.

Meeting adjourned at 7:20 P.M.

Respectfully submitted

Rose Herrera, Secretary Kula Kai View Estates Community Association,  
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