

## KEALAKEKUE BAY ESTATES BOARD OF DIRECTORS MEETING

### MINUTES

SUNDAY NOVEMBER 22,2009

Officers and Board Members in attendance:

Dick Kuehner, President  
Dan Engle, Vice President  
Rick Down, Board Member  
Jac Fogelstrom, Board Member

Meeting called to order at 9:00 am

Debra Newberry, Treasury, couldn't attend the meeting. Dennis McCrea came on Debra's behalf to present the Treasurer's Reports.

The position of Board Secretary formerly held by Steve Judd, needs to be filled. Jac Fogelstrom volunteered for the Secretary duties. Jac was accepted by the Board to be Secretary .

The current K-Bay Estates website was created and updated by Steve. The websites current status is unknown. Dennis McCrea volunteered to check the site and will move the site national website domain.

Rick Down reported that three street lights need replacing. Rick will call the repair people and get them replaced.

The legality of the late charge fees was discussed. Dick will call the Attorney for the Estates to ensure the current fee are in accord with the rules governing the Estates. Current late charge fees will continue pending Dick's discussion with the Attorney.

Replacing Steve on the Board was discussed and it was decided to stay with the current number of Board Members.

Debra Newberry and Rick Down are the primary and backup for the security gate code management.

Dan made a motion to made to replace the security gate computer and electronic systems.

Rick seconded the motion.

Jac made a motion that replacement included a battery backup.

Dan seconded.

The motion was voted on and carried.

Dick has a bid to replace the gates mechanisms for \$9,300 with a battery backup for \$307. The replacement includes a 5 year warranted on parts and a 1 year warranty on installation.

Dick will make more inquires with other properties with security gates.

After Dick makes more inquires, he is authorized to sign a contract for replacing the gates.

Status of the mailings to Estate property owners regarding turning the trail common areas over the adjoining property owners was discussed. Nora Judd has the mailings and Debra will assist her in getting the mailing out.

Patti Mlaker has volunteered to repaint the Estate road markings. Dick will research the cost of the paint and get back to the Board.

The issue of dedicating a road fund was discussed. Dick will research this with the Estates Attorney and get back to the Board.

The issue of erecting tents, parking boats, trailers and cars in the Estates was discussed. Dan will prepare and send out a letter to one property owner related to this issue. Rick will discuss these issues with another property owner.

Managing the bougainvillea hedge surrounding the Estates was discussed. This hedge is in the common areas owned by the Estates. It was decided that the hedge will be trimmed every 8 weeks by gardeners hired by the Board. The hedge will be uniformly trimmed by the gardeners. No individual property owners are to be allowed to trim the hedge.

The issue of hiring a property manager for the Estates was discussed. The day to day operation of the Estates has fallen on the Board members and has become very time consuming. The CC&R's allow for the hiring of a property manager. This would be expensive and alternatives were discussed. The discussion was tabled and will carryover to the next Board Meeting.

A motion was made to adjourn the meeting. It was seconded and carried.

The meeting adjourned at 11:10 am.