

# ANNUAL KEALAKEKUA BAY ESTATES HOMEOWNER MEETING

HELD ON JUNE 11, 2005

Meeting called to order at 9:44 a.m. by President Dick Kuehner. Board members present are Dick Kuehner, Ken Kjer, Bill Cliff and Dan Engle. Board member Jay Hanson arrived several minutes late. Ken Kjer passed around a sign in sheet and also had proxies that were mailed in. Total present, including proxies, is 32 members. This constitutes 58%, 50% being needed for a quorum. Sign in sheet and proxies given to secretary. Meeting agenda continued as follows;

1. Minutes of the last annual meeting were read. Motion made and seconded and minutes were passed as read.
2. Treasurer's report given by Ken. Copies of 2004/2005 budget handed out to members as well as copies of proposed 2005/2006 budget. Ken is suggesting in the new budget a raise in dues from \$120 per quarter to \$150 per quarter. Opened for discussion on dues increase. Discussion shows in favor for the increase. Motion made, seconded and carried for the proposed increase. Further discussion relates to reasons for the increase, road repairs, street light maintenance and gate maintenance.
3. President's report given by Dick Kuehner. Some issues that have been brought to his attention are; dogs loose or barking. A letter will be sent to Chuck and Rose Harlan regarding their barking dog. Dick reports the weeding outside the perimeter fence is going well and interior spraying is up to date. Bougainvillea is generally doing well. There appears to be about 30 plants that need to be replaced. The quote for that job is \$750. Dick also states that NO SPRAY signs that meet with county approval have been placed at both ends of the sub-division. This was done at our request to the county to keep bougainvillea from being sprayed.
4. Issue of easements has come up. It has been discovered during the re-sale of several lots that some deeds do not show easements granted for use of the common areas of the development. The lots in question have been granted easements but a reminder for all owners to check their titles to make sure those easements have been granted.
5. A reminder by the president to maintain landscaping and that landscaping plan must be submitted at the time the plans are submitted and completed in a timely fashion.
6. A reminder regarding street lights, they are costly. If any lights are noted to be not working, can contact Dan Engle or any board member and Dan will call for repair.
7. Design committee report from Bill Cliff. Bill calls for a reminder to read CC and R's prior to submitting plans. We have a new architect advising, Elizabeth Carr. Fee will be \$350. Another reminder that major re-novations do require committee approval.

Secretary had to leave meeting at this time, 11 a.m. See additional sheet for remaining minutes.

RESPECTFULLY SUBMITTED  
DANNY G. ENGLE

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