

**DRAFT COPY ONLY**

KEALAKEKUE BAY OWNERS ASSOCIATION ANNUAL MEETING

MINUTES

SATURDAY 26 JUNE 2010

Officers and Board Members in attendance:

Dick Kuehner, President  
Rick Down, Board Member  
Debbie Newbery, Treasurer  
Jac Fogelstrom, Secretary

Meeting called to order at 11:15 am

Owners in attendance: 12  
Proxies : 16  
Total : 28

A quorum was reached for the meeting and business may be transacted at this meeting.

Two Motions made at this Meeting:

1. Motion by Bill Cliff, seconded by Dennis McCrea and passed by a majority.

“ The BOD should more aggressively pursue lot owners owing money to the Association.”

Dick Kuehner will contact the Association's attorney to file liens.

2. Motion by Bill Cliff, seconded by Terry Dunlap and passed by a majority.

“The BOD will send a letter to Brenda Ford and Wally Lau requesting that guard rails be installed along Napapoopoo Road protecting K-Bay property.”

Voting was held to elect new BOD members. Dick Kuehner stated that the terms of all present BOD officers had expired.

Results of the elections were:

Terry Dunlap was placed in nomination by Ken Kerr and seconded by Dennis McCrea. A majority elected Terry for the BOD.

Bill Cliff was placed in nomination by Dennis Mcrea and seconded by Ken Kerr. A majority elected Bill for the BOD.

All existing BOD, Dick Kuehner, Rick Down, Debbie Newbery, and Jac Fogelstrom, were placed in nomination by Ken Kerr and seconded by Bill Cliff. A majority elected the nominees for the BOD.

A sympathy card was available for signing. The card was to Pita and Michelle Tui on the loss of their son-in-law who was killed in Afghanistan.

The death of Board Secretary Steve Judd was recognized. His many contributions to the Estates, including

the establishment of the Website were reviewed.

Debbie Newbery discussed the burglary of her residence and her contribution in the apprehension of the burglar.

Dick Kuehner discussed the replacement of the entry gate motors this past year.

Dick Kuehner updated the elimination of the Estate's trail and the reversion of the that land to the property owners next to the trail. Lots 13, 25, 26, 27, and 28 are effected. The County has now approved the elimination of the trail. CC&R section 3.2 is deleted and 3.21 (d) is amended. The Estates is now closed to the traffic of the general public. Go to K-Bay website for a statement on this issue.

Debbie Newbery discussed the budget and budget accounts. A question was asked on what constituted "Professional Fees" and Debbie will follow-up with the Estate's accountant for specifics. **At the time of these Minutes drafting, Debbie has followed-up and found the professional fees to be the cost of the new map for the trail disbandment.**

Jac Fogelstrom discussed the Estate's landscaping maintenance and web site.

Rick Down has volunteered to assume chairmanship of the Design Committee.

Dan Engle resigned from the BOD.

Gabriella Cooper discussed happenings of the Neighborhood Watch. Bill discussed his call to Brenda Ford.

Dennis McCrea asked for the status to collect Lot Owner's assessment for cleaning-up their lots when they failed to do so. Dick reviewed the two instances and discussed what the BOD has done and will be doing in the future.

Lot 13 Owners are away until November and will return. Dick Kuehner talked to them and the need to paved a driveway and walkways for their house. Upon their return, they will be contracting to get this paving done. Rick Down will send a "reminder" letter to Lot 13, reviewing CC&R rules regarding the paving of driveways and that the Lot 13 Owners need to send the Design Committee a "timeline" for the completion of their driveway.

The meeting was adjourned and a potluck lunch was available.