

KEALAKEKUA BAY ESTATES BOARD OF DIRECTORS MEETING MARCH 29, 2009

Attendees:

Dick Kuehner, President
Dan Engle, Vice President
Debra Newbery, Treasurer
Rick Down, Board Member
Jack Fogelstrom, Board Member

Meeting called to order at 9:10 am

Motion by Dan Engle to approve the minutes of previous meeting.
Second by Rick Down.
Motion carried by unanimous vote.

In Steve Judd's absence, Debra Newbery volunteered to provide this meetings minutes.

FINANCES

No update by Deb Sims (bookkeeper) available. Information to be provided to board members as soon as obtained by treasurer.

Went over 2008 end of year figures and balances with comparison to 2007. Two notable increases - accounting fees, due to hiring of bookkeeper at the end of 2007 and repair costs, due to fixing many of the streetlights and some gate repairs.

Discussed limiting check writing/withdrawals by any one signer. Treasurer will be checking with Bank of Hawaii on making 2 signatures required for specified amounts.

Discussed reserve fund increase necessity. The current reserve fund in savings is just over \$30,000. This amount will need to be increased due to possible large costs that could be incurred.

Example: Rick Down obtained an assessment for street repairs in the amount of \$84,000. This is a figure for work is not immediately needed, but that will be required in the future. Rick will obtain an estimate for currently needed minor repairs. The board will be gathering information and discussing increasing the reserve fund amount.

NEW GARDENER

A new gardener has been hired - Pari Cosada. The monthly cost is \$1500 + tax. Association is to provide all required chemicals and irrigation supplies. The board also predicts an increase in water costs as the irrigation system is being repaired and put into proper working condition.

Jac Fogelstrom has taken responsibility for overseeing the gardener and irrigation system. Thanks were given to him for his work and the noticeable improvement. Dan Engle offered a donation of irrigation supplies.

ROADSIDE AND FLOOD CHANNEL PRUNING REQUIRED BY LOT OWNERS

22 letters were previously sent to lot owners requiring compliance with the maintenance of property to prevent damage to the flood channel and roads. Also, to keep brush or landscaping clear of roadways.

Many of the issues have been taken care of by lot owners.

Follow up letters will be sent to lot owners not responding or complying (12 - 13 estimated)

These letters will require a 30 day response time.

Jac Folgestrom has volunteered to send the letters in Steve Judds absence.

TRAIL EASEMENT DISBANDMENT

Discussion is currently underway with the association's attorney regarding disbanding the 6' trail easement through the estates property - mostly along the flood channel.

This effects lots 24, 25, 26, 27, 28 and 13.

Motion was made by Debra Newbery to disband this easement with the attorney's approval.

Second by Rick Down

Motion carried by unanimous vote.

COMPLAINT OF TREES ON LOT 24 (TRAIL EASEMENT)

A property owner outside of the Estates made a complaint of tree branches falling on their property. This owner claimed the trees were located on the trail easement of the Estates lot 24. Dick Kuehner found the survey corner which indicated that the trees are actually located on the property of the person issuing the complaint.

STATUS OF COUNTY TREE REMOVAL

Dick Kuehner has been in contact with the county regarding trees located on their property along upper Napoopoo Road. Recently fallen trees have been chopped and the remaining brush is to be removed in the near future. Dick has made the suggestion to the county to remove any remaining trees that may cause problems in the future.

STOP SIGN AT EXIT OF THE ESTATES

Dick Kuehner and Rick Down have volunteered to fix the damaged stop sign

MIDDLE KEEI AND NAPOOPOO ROAD INTERSECTION

Dick Kuehner contacted the Transportation Department regarding the troublesome intersection. It was his suggestion to move the stopping location for traffic on Napoopoo Road going mauka to a location closer to the intersection for better visibility. The Transportation Department came to monitor the intersection and saw no problems.

Thanks were given to Dick for his efforts.

STATUS OF LOT 13

This property is now owned by a financial institution and it is currently for sale. They have been informed about compliance with mowing/maintaining growth. It was discussed that they should be required to comply with the requirements for landscaping and driveway. There is currently a lien on the property for a proposed driveway.

NEW CONSTRUCTION

The board is not aware of any plans for new construction at this time.

ANNUAL MEETING

Last years pot luck was an enjoyable success. Discussion is underway for this years meeting. Another pot luck is being planned. The tentative date is June 20th. Location to be determined.

Motion to adjourn was made by Jac Fogelstrom, second by Dan Engle, carried unanimously.

Meeting adjourned at 11:10 am.