

Kealakekua Bay Estates Homeowners Association

Annual Meeting Saturday, June 11, 2022

Meeting called to order at 10:10am by President Ken Kjer

Quorum was Met: Total Attendance: 33 (in person, proxy & zoom)

Meeting Minutes: Approval of minutes from 2021 meeting

Design Committee Report:

- Approval of Architectural Plans for Lots #'s: 32, 33, 41, 50
- Architectural Plans submitted but not yet approved for Lot #7
- Lot #'s 43 & 45 will be submitting Architectural Plans in the near future
- Construction is not permitted on Sundays or holidays. Construction noise is allowed from 7:00am - 5:00pm Monday - Friday and 8:00am - 4:00pm on Saturday.
- All construction including driveways should be completed within the allotted 1 year timeframe from the commencement of construction. Due to COVID and supply chain issues some concession may be granted if need be.
- We do not have design requirements for landscape. It is not supported by state law. If a neighbor's tree is obstructing your view or if there is a landscaping issue contact them directly to reach a solution. You must have permission to have a neighbors tree cut down and an agreed upon method of paying for the service.
- All fences require prior written approval of the Design Committee. They can not be higher than 6' - 0" and have to be within 15' - 0" of "front" property line unless homeowner receives a variance.

Financial Report:

- Proposed budget for July 1, 2022 - June 30, 2023 was approved.
- Homeowners Dues:
Decision was voted on and approved to make an increase to the Homeowners Dues from a \$345 quarterly fee to \$375. This increase will accommodate the increasing

costs of the landscape maintenance and the coqui frog abatement as well as creating additional savings for the future.

- Lana Parker is in the process of setting up a new way to pay on-line for the homeowners dues.

Ongoing Business:

- **Coqui Frogs:**
Coqui frog hunter continues to visit the subdivision every Monday to abate the coqui problem except if it rains that day. There was consensus to continue the coqui frog abatement. If there is a coqui presence in your neighbors' lots if they are off island report this to Linda May. The county office at the Civic Center will also supply homeowners with a voucher to purchase citric acid if they want to do their own spraying in addition to the coqui hunters.
- **Guard Rails @ Napoopoo Road:**
The county is still working on the guard rail project on mauka side of the subdivision. Mike Federspiel is working with the County of Hawaii on this project.
- **Street Lights:**
All lamps in the light poles are in the process of being replaced and 2 lamp posts are missing. Supply chain has been a problem in securing light bulb replacements.
- **Landscaping:**
The subdivision continues to be sprayed for weeds and the bougainvillea is being trimmed. Much gratitude to Gus Rouse for managing the landscaping around the subdivision. He reports that the bougainvillea holes in the fence have been replanted. Still trying to figure out lost water service near the entrance gates.
- **Wild Pigs/Goats::**
Pigs are still visiting the subdivision on occasion. The pig hunter gets paid by how many pigs he catches. An electric fence is recommended or a cyclone fence is acceptable with landscaping. If you have a pig problem contact Mike Federspiel. Wild goats are now a potential problem in the subdivision entering from the plumeria farm across the street from the entrance.
- **Dog Disturbance:**
The barking dog issue has not been completely resolved but is improving. If there is a dog noise disturbance first contact the owners to make them aware of the situation.
- **Email List/Handouts:**
Linda May distributed an email/contact list for review and updates at the meeting. Those on zoom or not in attendance to inform Linda of any changes in their contact

information. Those in attendance by zoom requested the agenda, budget, and any other pertinent handouts be sent to them and in the future before the meeting date.

New Business:

- Annual Meeting:
It was decided to keep the annual meeting in the summer in lieu of moving it to the winter or spring. Homeowners requested consideration in selecting the meeting date to not conflict with holidays or special events.
- Drainage Ditch:
At no time is it permissible to dump any green waste in the drainage ditch.

Meeting adjourned at 11:30am