

Kealakekua Bay Homeowners Association
Annual Mtg. 30 June 2012

- Introductions of homeowners.
- Quorum not present.
- Minutes from last assn. mtg. approved.
- Terry Dunlap reviewed last year's financial, pursuant to handout.
- Ken Kjer reviewed assn. fee of \$200/quarter and that it is reviewed every six months. A general sense of the assn. is that the fee should remain at \$200/quarter.
- Maintenance of roads was discussed by assn.:
 1. condition of roads
 2. methods to maintain and improve roads
 3. sealing entire road surface vs. sealing cracks
 4. in tropical climate roads deteriorate from bottom up and not from top down as in snow dominated climates.
 5. cracks, however, can cause deterioration of roads from breakage and plant growth.
 6. assn. agreed upon sealing cracks.
 7. Ken Kjer will contact a professional road contractor to review system roads and potential treatments.
- Rick Down reviewed building report: one house completed without problems.
- Rick Down reviewed landscaping maintenance: bougainvillia is being maintained well. Irrigation system is inspected every four months.
- Bill Cliff & Ken Kjer reviewed gate operation:
 1. established contract/agreement for gate software maintenance with Kerry Humble.
 2. Click&Enter system has been installed by Kerry Humble at a cost of \$1,864.
 3. Agreement for Click&Enter has been established with Hawaii County Police Dept. (HPD).
 4. Agreement process will be finalized with HPD.
- Ken Kjer addressed lights and new caps, which were installed to reduce light pollution. Installation cost was \$679.

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- Bill Cliff addressed guard rail planning progress along Napoopoo Rd.
 5. Meeting took place with County Council, Brenda Ford, who indicated that the problem was being reviewed.
 6. Another meeting will be requested with Brenda Ford.
 7. Tree maintenance at the upper portion of the subdivision will, also, be addressed with Brenda Ford.
- General assn. discussion concerning solar power home installation and Hawaii Electric Light Co. (HELCO). There are problems with timing of installation with HELCO. Home solar can be independent from HELCO, but need a backup system.
- Bill Cliff reviewed the assn. website and will take care of update.
- Meeting was adjourned at 4:45 pm.