

Kealakekua Bay Estates Homeowners Association

Annual Meeting Saturday, June 3, 2023

MEETING CALLED to ORDER: 11:10am by President Ken Kjer

QUORUM MET: Total Attendance: 36 (23 in person, 13 by proxy)

PRESIDENT'S REPORT:

- The meeting began welcoming the new neighbors from Lot #32 and an introduction of all the neighbors in attendance.
- Ken shared the history of the Kealakekua Bay Estates Subdivision completed in 1991. His house and Lot #31 were the the first houses built in 1992. The subdivision was under the control of the developer until 2001 when it was handed over to the homeowners with about 10 -12 families in the subdivision and \$2800 in reserve. Before the handover the developer did install the entry gate due to party disturbances in the cul-de-sacs. First annual dues were \$60 a month. Only expenses back then were lights, gate maintenance and phone at the gate.
- Initially there was a split rail fence made of concrete and rebar surrounding the subdivision. The fence started spalling subsequently allowing entrance into the subdivision. Unfortunately construction materials were taken from the properties under construction and something had to be resolved about the fence. To replace the fence at that time was going to cost \$60,000 which the HOA did not have in reserves. They had enough money to plant the bougainvillea over the broken down fence which is what happened.
- In 2011 when the recession hit the HOA fees were reduced to \$1000 a year, \$250 a quarter. In the mean time we were invaded by pigs and coqui frogs in 2013. To maintain the home values we brought in the coqui and pig hunters which increased the HOA fees.
- Ken thanked all of the volunteers for their continued support to the homeowners; Shraddha Beck-Judd coordinates the website, Gus coordinates the landscapers, Linda May sends out notices, David Kerchman updates the subdivision lot map, Laura Kelley traps the roosters, Mike Federspiel takes care of the pigs and is dealing with the guardrail project on Napoopoo Road.
- We looked into a management company to manage the HOA years ago at a cost estimate of \$1200 a month. The neighbors got together and decided to do the job with volunteers. A recent bid from a local company gave us an estimate of \$2000 a month. The responsibilities of a management company would be to deal with complaints, collect HOA dues, send out notices and be the keeper of the Meeting Minutes which would cost \$600 to obtain. Our Minutes are kept on the website and accessible for

free. We continue to rely on volunteers to do the tasks a management company would do. The HOA Association has been in existence for 22 years and continues to save our homeowners a lot of money. We do pay for a bookkeeper who has several responsibilities such as dealing with transfer of ownerships, collecting HOA dues and other financial bookkeeping duties.

- By-laws require you to be present at the meeting or send in a proxy. The person who is your proxy must also be present at the meeting to vote. There is 1 vote per lot.

DESIGN COMMITTEE REPORT:

- Construction has begun on Lot # 7. The contractor is required to abide by the HOA Design Guidelines. Construction noise 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. Construction equipment back-up bells can not be silenced for safety reasons and OSHA requirements.
- 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 neighbor's tree cut down and an agreed upon method of paying for the service.
- A gazebo is considered to be a yard decoration. It will be discussed on a project by project basis by the Design Committee for set-back issues and impact of adjacent neighbors.
- If residents are changing their house colors a color sample is required to be submitted to the Design Committee.

FINANCIAL REPORT:

- Proposed budget for July 1, 2022 - June 30, 2023 was approved.
- Homeowners Dues:
No increase in the homeowners annual dues of \$1500 a year, \$375 a quarter.
- It was agreed upon that all current investments and those in the future be FDIC insured. The level of reserves is established by the Board. The reserves takes care of potential street or bridge repairs and goat/pig removal. If you have any questions about the HOA finances please contact the Board directly.
- Adam Sikorski, who has a financial background has offered to review the investments with the Board.

ONGOING BUSINESS:

- **Coqui Frogs:**

Coqui frog hunters continue 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 or on your lot report this to Linda May. Of the 55 lots there are about 10 lots that request the coqui hunters each week. The coqui hunters will also visit those perimeter lots where they know the frogs are entering the subdivision. They are paid by how many frogs they catch and the citric acid material costs. Material costs have increased. Ask the frog hunters to not use as much citric acid if it has a reverse effect on your plants.

- A homeowner suggested we all take responsibility to catch the coquis on our own property too. This is a good suggestion to keep the coqui population down. There was some concern about everyone paying for coqui frog control if they do not have frogs in their yard. Because the coqui population increases so rapidly, it is imperative to keep the coqui abatement going even if it not in your yard. We have had the coqui hunters for the past 9 years and they are doing a good job.

- **Guard Rails @ Napoopoo Road:**

The county is still working on the guard rail project on the mauka side of the subdivision. Mike Federspiel is working with the County of Hawaii on this project. The Public Works Director said they are investigating the complaint again to determine if guard rails are warranted for this location. They are preparing a design and work order for Highways Division to complete. No start date has been determined. It looks promising.

- **Street Lights:**

All lamps in the light poles have been replaced with new yellow bulbs to meet the Mauna Kea standards. To address the light invasion concern from neighbors outside the subdivision, we had stainless steel bands installed at the top of the lights to help block the light. It was agreed the 2 lamp posts that are missing will not be replaced. The homeowners who reside near these light poles are in agreement that they do not want the light poles installed.

- **Landscaping:**

The subdivision continues to be sprayed for weeds and the bougainvillea is being trimmed. The homeowners had concerns about how the hedge was being trimmed and the lack of blossoms on the bush. They requested no "V" cuts in the hedge. Gus Rouse will speak to the landscapers about the artistic license they have taken in trimming the hedge and request that no "V"s be cut in the hedge. The landscapers are also responsible to pick up the palm fronds at the entrance gate. Much gratitude to Gus Rouse for managing the landscaping around the subdivision.

- There was discussion about cutting the hedge every 2 weeks to reduce the cost. If the hedge gets cut every other week there would be thorny droppings that would then need to be picked up and taken to green waste which would off-set the savings.
- Replacing the bougainvillea with a fence would be cost prohibited. Fences are very expensive and we would need a contract to do the installation.
- Commercial landscaping is not allowed on Sundays.
- **Entrance Gate:**
The front gate/dolphins will be freshened up with new paint later this year. Volunteers are welcome to assist in this improvement.
- **Wild Pigs/Goats:**
Pigs are still visiting the subdivision on occasion and spotted across the street from the gate entrance at the plumeria farm. The pig hunter gets paid by how many pigs he catches. An electric fence is a good recommendation to prevent the pigs from entering your property. If you have a pig problem contact Mike Federspiel. Wild goats have also been spotted on the property across the street from the entrance.
- **Dog Disturbance:**
The barking dog issue is improving. If there is a dog noise disturbance first contact the owners to make them aware of the situation. People who walk their dogs who are not residents of the subdivision are required to pick up after their pets.
- **Rooster Report:**
Laura Kelley reports that we now have 2 rooster traps that are available if homeowners have roosters to be caught. She can relocate the trapped roosters to Honaunau Community Garden Center. Traps have been placed near Lots #37 and #38 where the roosters congregate.
- **Email List/Handouts:**
Linda May distributed an email/contact list for review and updates at the meeting. If you were not in attendance at the meeting please inform Linda of any changes to your contact information.

NEW BUSINESS:

- It was voted on and decided to change the Annual June Meeting date in the summer to February to better accommodate the snowbirds. Homeowners requested consideration in selecting the meeting date to not conflict with holidays or special events in the community. If the annual meeting date does not correspond with our fiscal year end there will be an up to date accounting of the finances distributed before and at the annual meeting.

ELECTION of DIRECTORS:

- Motion approved Directors for another 3 year term.

ZOOM:

- The Board will discuss the potential of including Zoom in the future at the meetings.

BOARD APPROVAL:

- 2023 Budget was approved.
- No dues increase was approved.
- Moving HOA annual meeting to February was approved.

MEETING ADJOURNED: 12:45pm