

Kealakekua Bay Estates Homeowners Association

Annual Meeting Saturday, February 10, 2024

MEETING CALLED to ORDER: 10:05am by President Ken Kjer

QUORUM MET: Total Attendance: 32 (19 in person, 13 by proxy)

PRESIDENT'S REPORT:

- The meeting began by introducing the neighbors.
- Minutes from the last meeting 6 months ago on Saturday, June 3, 2023 were approved. Annual meeting is now in February. The date was changed to accommodate the snowbirds.
- Ken thanked all of the volunteers for their continued support to the homeowners association.

DESIGN COMMITTEE REPORT:

- A lot of construction is going on in the subdivision. Lot #7 on Kanele St. and Lot #45 on Kahauloa Way are under construction. Lot #41 on Kahauloa Way has broken ground.
- Lot #33 on Kahauloa Place is in escrow.
- Plans for Lot #43 on Kahauloa Way will be submitted in the near future.
- Design Committee approvals are required for any installation of fences and or gates. We understand that pig fences may be required, however, they need to be approved. New house paint colors also need approval. Any improvements to your property including the addition of a garden shed or gazebo need to be submitted to the Design Committee for approval before construction begins. Make certain any addition is not in your setback. CCR's are available on the Kealakekua Bay Estates website to review our design and submittal guidelines.
- Early morning Construction noise was reported near the construction sites. The contractors will be notified that any work before the allowed construction times from 7:00am - 5:00pm Monday - Friday and 8:00am - 4:00pm on Saturday is prohibited.

FINANCIAL REPORT:

- Investments at still at Morgan Stanley in a government guaranteed savings account with 5% interest which is about \$380 earnings per month. Income tax is paid on this investment.

- We may have to look at and slightly raise the HOA fees in June due to reserves. We need to build up the reserves to take care of the ditch, lights, street maintenance, etc. We now pay \$125 a month with 55 lots in our subdivision. In comparison Bayview Estates has 51 lots with a gate and less landscape than us and the owners pay \$375 a month.
- If ditch needs further major repair it could cost approximately \$10,000.

ONGOING BUSINESS:

- **Coqui Frogs:**

The cost and responsibility of the coqui frog abatement was discussed. A vote was taken and it was determined to keep the coqui hunters each week.

- **Guard Rails/Road Striping @ Napoopoo Road:**

Mike Federspiel has been in contact with the county and the guardrail project is still on the books. Napoopoo is temporarily striped and it is due to be re-striped in February to make it safer and nicer looking. David Kerchman also has contacted the Public works Department in the Traffic Division requesting they add illuminated reflective discs to the side and in the center of the road for safety purposes.

- **Exit Gate:**

The exit gate has been malfunctioning at different times of the day. If you have problems contact Ken Kjer and report the time of malfunction to him. He will contact the gate maintenance company.

- **Landscape:**

The land near the entrance that belongs to a lot owner is unkept. The entrance needs to be better maintained. The edge is still having some artistic cuts by the landscapers.

- 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.

- **Street Lights:**

We are considering some kind of sign to welcome people to Kealakekua Bay Estates to take the place of the lamp post that was knocked down. The damaged pole is not fixable nor manufactured any longer. Unfortunately we do not know who knocked the pole down.

- **Streets:**

The streets are common area. You can not park overnight on the streets. The landscape mower has been granted permission to park on the street because his task is keeping the subdivision cleared from fire risk.

- **Wild Pigs/Goats:**

Pigs are still visiting the subdivision on occasion. A 150lb pig was sited in the

subdivision. 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.

- **Dog Disturbance:**

Dogs are running loose. They need to be in your yard or on a leash. All homeowners and people who walk their dogs who are not residents of the subdivision are required to pick up after their pets. A pet sign is needed at the gate.

- **Rooster Report:**

Laura Kelley caught 12 or 13 roosters last year and has purchased a new trap. Traps will be set at the end of Kanele St. near Lot #17.

- **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:

- **Ditch:**

The ditch located near Lot #28 has concrete erosion that needs to be taken care of to secure the structural integrity of the walls. Richard Pali, a concrete contractor, has been hired and working to shore up the ditch.

- **Tree Removal:**

Lot #29 and Lot #33 are having the haole koa trees taken down on their properties because they are a fire hazard to the subdivision.

- **Fire Ants:**

We have some lots located in the middle of the subdivision that have tested positive for fire ants. There was a presentation by Kiyoshi Adachi who was formally the senior research associate for Hawaii Lab in Hilo, the former pest control technician for the Agricultural Department and currently running the West Hawaii Office for Fire Ants. Fire ants are one of the most invasive species in the world as they nest in cracks and crevices. Kiyoshi passed out booklets to the owners and offered hands on training for the homeowners. He will be doing a training demonstration in the subdivision on March 21st, 2024 on how to eliminate the fire ants. Contact David Kerchman if you want to be part of Kiyoshi's demonstration. If you are interested in contacting someone to treat your fire ants on a regular basis contact Gus Rouse. Control of little fire ants in the neighborhood will require one or more years of effort including each lot testing (and treating if found) to control them. If your neighbor has little fire ants it is recommended to do testing of your lot.

- **Produce Theft:**

Produce theft has occurred on one of the properties. There was a discussion to possibly install some type of camera at the entrance gate. They used a gate code that

did not belong to anyone. The code was removed. Adam Sikorski will investigate and look into the feasibility of installing a camera at the gate. We have a phone line and electricity with security already set up at the gate. We will have to determine who would monitor the camera system.

- **Mail Issues:**

A few people did not get the HOA mail packet. We have had a problem with the local mail carrier delivering packages to the wrong addresses, having pink slips put in the wrong mail boxes, etc. It was asked if a universal mailbox can be installed, however, the mail boxes are under control of the postmaster not the HOA. If you mistakenly receive your neighbor's package please email or call them and arrange a pick-up.

- **Facebook Group:**

Tiana Jefferson set up a neighborhood Facebook page for Kealakekua Bay Estates. The invitation was sent via email to the homeowners list. Please accept the invitation if you want to have access to neighborhood events and information.

MEETING ADJOURNED: 11:37am