

Kealakekua Bay Estates Homeowners Association

Annual Meeting

Saturday, June 22, 2019

Meeting called to order at 10:10am

Quorum was met
30: 15 in attendance, 15 via proxy

Meeting Minutes:

- Approved from 2017 & 2018

Financial Report:

- Proposed budget for July 1, 2019 - June 30, 2020 was approved. Discussion was held about putting some of the money in reserve in a CD leaving a small portion as liquid cash.

Homeowners Dues:

Decision was made to make no change to the \$250 quarterly fee this year. Fees were raised in 2013 from \$200 to \$250 to accumulate savings to repair the road when it eventually wears out or damaged by a potential earthquake.

Design Committee:

•Home & Lot Sales/Foreclosures:

One home has been sold in the subdivision. Two houses are for sale. No more foreclosures in the subdivision.

Ongoing Business:

• Coqui Frogs:

Coqui frog hunter continues to visit the subdivision every two weeks to abate the coqui problem. He has authority to abate the coqui frogs across the street at the Plumeria and Mac Nut farms as well as the property outside the subdivision at the end of Kanele Street. If there is a coqui presence in your neighbors' lots if they are off island report this to Linda May.

- Entrance Gate:

When guests are arriving make sure they are calling you from the intercom phone or a local phone number. If you are having an event at your house the gate can be periodically kept open in lieu of giving out the gate code. Contact Ken Kjer via email to make this request.

- Guard Rails @ Napoopoo Road:

Linda May reported no new news from the Roads Department on the guard rail project on mauka side of the subdivision. She also sent pictures to Neil Azevedo of the Public Works Highway Maintenance Division showing the boulders that blocked upper Napoopoo Road. The Public Works Department removed the boulders blocking the road.

- Street Lights:

All lamps in the light poles have been replaced, however a few of the working lamps are now out and will need to be replaced.

- Landscaping:

The subdivision continues to be sprayed for weeds and the bougainvillea is being trimmed. If a neighbors tree is obstructing your view 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.

- Wild Pigs:

Pigs are still visiting the subdivision. An electric fence is recommended or a cyclone fence is acceptable with landscaping. The cost for the pig abatement has been under Maintenance. It was requested to have this be a separate category to track the cost for this service. To date there has been \$200 spent on pig abatement.

- Dog Disturbance:

The barking dogs issue has not been resolved. The dog owner has been notified of the disturbance again and has committed to resolving the issue. If there is a dog noise disturbance first contact the owners to make them aware of the situation.

- Email List/Contractor & Repair Recommendations:

Linda May will be working on updating the email list and Dave Kerchman will revise the neighborhood map. Linda will also compile a list of contractor/maintenance people that can be shared with the community sent to her by the homeowners.

- Vacation Rentals

No Airbnb vacation rentals are allowed in the subdivision. Minimum 30 day vacation rentals only if you vacate your house. Ohana rentals are not permitted.

New Business:

- Waterline Repair:

There is a crack in the water line near empty Lots #37 & #38 caused by heavy equipment. No repair to this line will be done at present. Water was shut off.

- Green Waste @ Transfer Station:

The green waste at the transfer station was closed for a short time and has now been re-opened with limited hours and capacity. The county is trying to find new locations for the green waste.

- New Board Member:

The Board elected Richard Stambaugh as Director at Large.

Meeting adjourned at 11:30am