

## KEALAKEKUA BAY ESTATES BOARD OF DIRECTORS MEETING2-AUG-2008

### MINUTES

Saturday August 2, 2008

Officers and Board Members in attendance:

Dick Kuehner, President  
Debra Newberry, Treasurer  
Steve Judd, Secretary  
Rick Down, Board Member  
Dan Engle, Board Member  
Jac Fogelstrom, Board Member

Meeting called to order at 2:19 PM

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#### BARKING DOG – LOT 4

The board has received several complaints about the barking dog at Lot 4. While the situation seems to have improved substantially over the past few weeks, the consensus of the board is to send a polite letter to the owners asking them to please attend to the dog when it barks.

MOTION to compose and send a letter to the owners, by Dick Kuehner, Second Rick Down, Passed unanimously.

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#### GATE OPERATION

“Clicker” range is still an issue, several owners have mentioned that you need to be right next to the gate for the remote controls to work. The gate maintenance company has been notified and the owner states he will be down to check it himself and make the necessary adjustments or repairs.

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#### STREETLIGHTS

The lights have been serviced, but the light at the very top of Kamuku Pl is still on 24 hours. P. A. Harris (electrical contractor) will be contacted to come service the light.

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#### LOT 16 MOWING

Marc Vandenplas (property owner just to the north of the Estates) is taking care of this lot for the owner, and has agreed to mow it.

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#### LOT 13 COMPLIANCE

As of the annual meeting the owner’s dues were current. The Estate’s attorney has contacted the owners regarding mowing, landscaping, and completing the driveway approximately 30 days prior to this Board Meeting.

In accordance with that letter since no action has been taken the Board will place a lien on the house on behalf of the Owners' Association.

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#### BOARD MEMBER DUTIES: VP / DESIGN COMMITTEE CHAIR

The primary function of the Vice President and Design Committee Chair is to manage the review and approval process for new homes and changes to existing homes. The board has retained a professional architect (Cynthia Hope) to perform the detailed compliance reviews of design proposals. The architect reviews proposals and submits those deemed complete to the design committee for final review. The period for reviews is 15 days.

The role of Design Committee chair in the process is to track submittals so the architect reviews them in a timely fashion and getting those passed by the architect to the Design Committee for final approval.

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#### ELECTION OF VICE PRESIDENT AND DESIGN COMMITTEE CHAIR

The VP/DC Chair position is currently open, since Bill Cliff stepped down. President Dick Kuehner has been the backup contact.

NOMINATION from the floor, Dan Engle for Vice President and Design Committee Chair, by Steve Judd, Second Rick Down. In Favor: all present except Dan. Opposed: Dan. Dan graciously accepted the job. Jac Fogelstrom volunteered to be the backup contact.

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#### LOT 22 PLANS

Lot 22 has submitted a draft construction plan for a new home to be constructed on the lot. Due to the odd shape of the lot the plans will require a variance on the setbacks, which the plans shows as 20' from the boundaries of the Estates. This complies with the county code but not the Design Guidelines which call for 30'. A height variance may be required as well but the owner needs a complete topological survey completed before this can be determined. The consensus of the board is that the variances are not a problem given the location of the lot.

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#### ROAD RESURFACING

Rick Down reported that an asphalt paving expert is expected to deliver a report on the street conditions and resurfacing expenses in the next week or two.

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#### LOT 55 WATER METER

Part of the perimeter landscaping irrigation runs from Lot 55's water line. The Association has a separate meter so our use can be easily split out from the owner's use and the owner reimbursed. This process is now working well.

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#### ROOT DAMAGE ON KAHAULOA PL

Invasive tree roots are lifting the pavement on Kahauloa Pl mauka of the intersection with Kahauloa Way. Dick and Dan have volunteered to remove the offending trees (they are wild on an unoccupied lot, not part of any formal landscaping).

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## GATE COLORS

The gate was recently repainted (thanks to volunteers Sarah Fogelstrom and Nora Judd).

Meeting adjourned at 3:29 PM