

KEALAKEKUA BAY ESTATES BOARD OF DIRECTORS MEETING 5-JAN-2008

MINUTES

Saturday January 5, 2008

Officers and Board Members in attendance:

Dick Kuehner, President
Bill Cliff, Vice President
Debra Newberry, Treasurer
Steve Judd, Secretary
Rick Down, Board Member

Meeting called to order at 8:58 AM

DESIGN COMMITTEE REPORT

Design Committee chair Bill Cliff reported that Lot 49 has not responded to our letter regarding the repainting of the house and roof without consulting the design committee.

MOTION by Steve Judd, 2nd Debbie Newbery, to send a second letter offering to grant permission for the color changes retroactively, provided that any further changes planned are submitted to the design committee per review as called for in the CCRs. Motion passed on a unanimous vote.

Driveways have not been completed at Lots 13 and 53. Board will send a follow-up letter requesting the owners provide copies of a contract to have the work performed within 60 days of the date of the letter after which the board may seek other remedies.

Construction issues on Lot 40 appear to be resolved.

Lot 22 was contacted regarding getting the lot mowed in November 2007 and has not responded. The lot is still not mowed; the board will send a follow up letter.

Letters will be sent return-receipt. Bill Cliff will be reimbursed for postage.

TREASURER'S REPORT

Treasurer Debbie Newbery reported that accumulated financial records since 2003 have been provided to Deb Sims, our bookkeeper, who has organized them and entered them into her accounting system.

The reserve fund is currently in an ordinary savings account; Debbie will investigate moving some of these funds into CDs as well as some of the accumulated funds currently held in checking.

Invoices for Association dues are ready to be sent out; Deb Sims is handling this for us now as part of her bookkeeping services.

The Association's General Liability and Director and Officer Liability policies are currently handled by separate brokers. Bill Cliff will investigate getting both policies through a single broker and also finding policies with lower premiums for equivalent coverage. This will need to be coordinated with Debbie and Deb Sims.

Debbie will provide the standard text from the CCRs regarding homeowner's whose dues are in arrears; Deb Sims will start assessing 1% per month interest on accounts 60 days in arrears per the Board resolution of 23-June-2007.

PRESIDENT'S REPORT

President Dick Kuehner has noticed some deterioration of the pavement around the subdivision. Rick Down will investigate getting an independent inspection to assess the paving condition.

Dick has composed an RFP to get proposals for landscape maintenance of the common areas. We are looking for a 1 year contract.

Currently the landscape contractor handles the common areas and sprays the street edges on the lots to maintain a 3' clear space. Some lots have landscaping right up to the road and its hard for he contractor to know what to spray and what to avoid. With the new contract, when issued, all landscape maintenance on occupied lots will be the responsibility of the lot owners. The landscape contractor will continue to keep the road edges clear on the unoccupied lots.

There have been a few mechanical issues with the front gates staying open recently; these have been addressed, according to the service people.

OTHER BUSINESS

The board discussed ways we could interest (and help interested) homeowners improve their landscaping and plantings. Many people with established plantings have a surplus of cuttings, plant keiki, etc. that can be made available to other residents as well as extensive knowledge and experience of what plants do well in various settings.

The board would like to see increased attendance at the annual meeting and involvement in the neighborhood in general. To that end the 2007 annual meeting will be held in a "neutral venue", probably a tent at the north end of Kanele St., and will be a meeting plus pot-luck lunch where residents can meet each other in a less formal setting. We hope this will encourage more people to attend.

MOTION to adjourn by Steve Judd, 2nd Debbie Newbery, motion carried unanimously.

Meeting Adjourned at 10:41 AM.