

Minutes from the Kealakekua Bay Estates Owners' Association Board of Directors Meeting on May 17, 2009

Present at the Meeting are:

Dick Kuehner, President
Debbie Newberry, Treasury
Rick Down, Board Member
Jac Fogelstrom, Board Member

Minutes from the last meeting presented by Debbie Newberry.

New Business:

Updating the signatures cards for the Association's checking and savings accounts at the Bank of Hawaii was approved with the following changes to the cards:

Checking Account, access authorized by the Board to include:

Debbie Sims;
Debbie Newberry: and,
Dick Kuehner.

Savings Account, access authorized by the Board to include:

Debbie Newberry: and,
Dick Kuehner.

On Line Banking for these same bank accounts is authorized for the same people. No On Line billing paying is authorized.

Debbie Newberry will secure all signatures necessary and turn the cards into the bank.

There has been confusion regarding the charging of late fees for overdue Association Dues. A statement of the policy for charging of late fees will be sent to all property owners with the next quarter's Association Dues bill. This policy statement was reviewed by the Board and approved to go out.

There were Two Association bills brought to the attention of the Board by the President. One was a water bill for \$900. Apparently, the water timer valve on the north side was improperly set and caused the irrigation system to run six times a day. The timer valve has since been adjusted to run once every three days. The system will be monitored that it is operating more efficiently. The second was a bill received from the previous landscaper for services rendered but not previously bill. The services related to the

planting of new bogies along the fence done a year ago. The bill was discussed and it was decided by the Board the bill should be paid.

The new landscaper and his work was discussed and the Board agreed that like his work but need to focus him on certain landscaping issues. A list of priorities was prepared and will be discussed with the landscaper. Jac Fogelstrom is responsible for providing and discussing this priority list with the landscaper. Jac is growing bogey plants for future use by the landscaper to plant along the fence.

Discussion of the Estate's trail, running from the top to the bottom, along the drainage channel was held. The trail has not been used for its intended purpose and the issue of maintaining is a concern for the Board. Dick is currently working with the Association's attorney and will keep the Board updated.

Jac updated the Board on the status of informing property owners need to maintain their plants so those plants do not damage the Estate's roads, storm drains, street lights or drainage channel. A survey was conducted of the Estate last December. Letters were issue to property owners instructing them on what action needed to be taken to correct the problem. A 90 day period was given for the property owners to take the necessary actions. A follow-up survey was conducted in April and a follow-up letter to non-complying property owners as issued giving them another 30 days. If at the end of that 30 days no action was taken, the Board would contract out the necessary work and oversee the necessary completion of the work. The property owner would than be bill for the contractor expense and the cost of Board in overseeing the work. There are still several property owners not in compliance and Jac will make a courtesy phone call before engaging contractors to do the work.

A new stop sign was installed by Rick and Dick at the entrance area of the property.

Dick reports that after repeated calls to the County, over the past two years, a crew of County workers has removed and trimmed several large trees at the top of the property.

The annual Estate's picnic will be held on July 25th, at Bill Cliff's house, from 11:00 am to 2:00 pm. A general business will be held at the beginning followed by a potluck lunch.