

KEALAKEKUA BOARD OF DIRECTORS MEETING ON APRIL 3, 2005

1610 Hours; Board meeting called to order by President Kuehner. Present are all board members, Dick Kuehner, Dan Engle, Ken Kjer, Bill Cliff and Jay Hansen.

NEW BUSINESS;

Due to the sale of lot 38, it has come to the boards attention there is no easement granted to lot 38 for use of the common areas in Kealakekua Bay Estates. Research shows this to also be true for lot 16. Somewhere in the title process this was left out on those properties. The board therefore passed a resolution that those lots be granted easements thru lot 58, which is the street easement and also lots 56 and 57, which are the floodway easements. This gives these lots same rights as all other lots in Kealakekua Bay Estates subdivision. Motion was made by Ken Kjer and seconded by Jay Hansen and passed unanimously.

OLD BUSINESS;

Bill Cliff brought up subject of unpaid dues. It was discussed that interest be charged for unpaid and late dues and fees. Bill made motion that overdue maintenance fees, special assessments and any miscellaneous fees be charged a late fee of 1% per month. Seconded by Jay Hansen and motion passed unanimously.

Our architect has resigned and the need for another is apparent. Several board members have talked with possible replacements. Board agrees that ELIZABETH CARR will do the job. She will charge a fee of \$350 and \$100 per hour for additional planning review. Motion for acceptance by Bill Cliff, second by Dan Engle and passed unanimously.

Letter to be sent to neighbors in the sub-division asking them to keep their dogs quiet during the nighttime hours.

Board set the date for the annual meeting for June 11, Saturday t 0930 hours. Meeting will be held at Bill Cliff's house. Proxies will be sent with the notice.

Meeting adjourned at 1720 hours.

RESPECTFULLY SUBMITTED

DANNY G. ENGLE