

Kealakekua Bay Estates Homeowners Association

Annual Meeting Saturday, February 8, 2025

MEETING CALLED to ORDER: 10:05am by President Ken Kjer

QUORUM MET: Total Attendance: (23 in person, 15 by proxy)

PRESIDENT'S REPORT:

- The meeting began by introducing the neighbors and welcoming the new neighbors to the subdivision.
- The annual HOA meeting was held at the Hiki Ola Community Room which was donated to us for this meeting. Hiki Ola is a non-profit that supports reforestation including Koa, Sandalwood, and Naio and works closely with Kealakekua Mountain Reserve and doTerra located in the uplands of Kealakekua. In the future we would like to have a potluck after the annual meeting.
- Ken thanked all of the volunteers for their continued support to the homeowners association. He thanked Michele Kerchman, Sarah Fogelstrom and Tiana Jefferson for refurbishing the dolphin gates and the Kealakekua Bay Estates sign with fresh paint and lights on the sign.

FINANCIAL REPORT:

We had to dip into our savings for the big expense of \$40,000 to replace the 25 year old gate mechanism and street sensors. Financial reports are on line for reference. In 2010 we had built up the reserves which enabled us to have the money to pay for the gate. In the future if we want to build up our reserves we would need to increase the HOA dues.

The HOA board adopts the budget and our investments are at Morgan Stanley earning 5% interest. Income tax is paid on this investment.

ONGOING BUSINESS:

- **Guard Rails:**
Mike Federspiel has been in contact with the county regarding the guardrail project on Napoopoo Road. He recently heard from the county that they have the engineering complete and now are determining if they do have budget to provide the guard rails on Napoopoo Road. It may happen and it may not.

- **Road Striping on Napoopoo Road:**
No new updates on the striping on the lower section of Napoopoo Road. Overgrown weeds and grasses on Napoopoo Road are a hazard for cars and bicyclists, however, this is out of our jurisdiction. Mike is communicating with the county about this issue.
- **Design Review/Construction Issues:**
There is construction going on in the neighborhood at Lot #41 and Lot #43. We try to field complaints but want to reiterate that the HOA Board can't deal with neighbor issues. Please communicate with your neighbors in a respectful and constructive way if issues arise.
- There is an oil leak on the pavement at the entrance gate and on Kahauloa Way.. There was an absorbent put on the oil leak to remedy the situation. We are looking into this incident.
- The Design Committee does have restrictions for construction noise. The allowed construction times are from 7:00am - 5:00pm Monday - Friday and 8:00am - 4:00pm on Saturday. Loud construction noise using compressors, backhoes, jack hammers, etc. is prohibited on Sundays and holidays. Other quiet activities are permitted such as painting and gardening with no heavy equipment.
- Lots for Sale: Lot #1, Lot #16, Lot #29, Lot #37
- Houses for Sale: Lot #54, Lot #55
- **Coqui Frogs:**
Last year we voted to continue the program to treat the frogs, however, the cost and responsibility of the coqui frog abatement was discussed. Coqui frogs have a tremendous effect on property value and we are trying to keep this disturbance from infecting the entire subdivision. The coqui noise is a real problem on the north side of the subdivision especially near the ditch during the rainy season. They are an invasive species and we are hoping that the state will come through with some invasive species support to help supplement the cost of the expensive citric acid. The cost for the coqui hunters includes labor and the price of the citric acid if the frogs can not be hand caught. It was suggested to ask Kona Coqui to try to hand catch as many frogs as possible to use less citric acid. If it is raining on Mondays the coqui hunters do not visit the subdivision.
- Baking soda is less expensive, however, it is not a state approved method of treating the coquis for a commercial company. Homeowners can use baking soda if they are hand catching coquis on their own property.
- Ken receives a report every week form Kona Coqui, the company that has been doing this service for years. This report details the lots that were visited, the quantity of frogs that were caught and the amount of citric acid that was used. There was a request to see these measurable metrics so this information will be sent out each week with the coqui email from Linda May.

- Linda May sends out an email on Sunday asking each homeowner if they need coqui abatement on the next night. If they do they are requested to email Butch at Kona Coqui to have them visit their lot. It is necessary to give him your Lot #. If you have a vacant lot next to you and you hear coqui frogs you can report that to Kona Coqui in your email. His email address is included in Linda's email.
- Ways homeowners can reduce the coqui population is to remove the monstera and bromeliad plants where the coquis like to hide and hand catch the frogs on their property. This reduces the amount of citric acid that has to be used when Kona Coqui does their weekly visit.
- It was suggested that each property owner take care of their own coquis, Little Fire Ants and pigs. Another suggestion was to eliminate the first week of the month to reduce the cost. Ken will discuss this suggestion with Butch. If we reduce the number of visits in a month there is the possibility Kona Coqui will be reassigned and we may not get their service back for that cancelled visit in the future. There was also discussion about the cost of Little Fire Ants and pig treatments. Some felt the association should pay for these services also.
- **Little Fire Ants:**
Approximately one half of the homeowners in attendance have tested their property for Little Fire Ants. Mahalo to Ken Kjer, Gus Rouse, Rick Stambaugh, Rob Sturm and David Kerchman for providing materials for the treating of the ants. Kyle Rudolf comes from Hilo to help property owners to fight their fire ant problem at a cost of \$75 a treatment that the homeowner pays. The treatments are usually in 5 week intervals until the situation is resolved.
- **Wild Pigs/Goats:**
Pigs are still visiting the subdivision. Don and Marilyn Sadowski on Lot #31 have a pig trap until the end of February and have caught 7 pigs. The cost paid by the homeowner is \$50 a month. Marty Schwab has offered to fill the trap with mac nuts since he lives near by. The trap will be available if you want to have it on your property. An electric fence is a good recommendation to prevent the pigs from entering your property. So far we have not seen any wild goats in the neighborhood.
- **Rooster/Chickens Report:**
Thank you to the Laura and Mike Kelley for continuing to catch the chickens/roosters in the neighborhood and relocating them.
- **Ditch:**
The concrete ditch located near Lots # 28 & 29 is repaired from the storm erosion. Cost came in at \$13,000. We will need to hire someone to remove the trees and shrubs that are accumulating in the ditch which is our responsibility.
- **Landscape/Perimeter Fence:**
Gus Rouse continues to work with the landscapers to guide them with their creative sculpting that occurs. There was discussion about cutting the hedge every 2 weeks to

reduce the cost. If the hedge gets cut every other week there would be thorny droppings that would then need to be picked up and taken to green waste which would off-set the savings.

- If you pull up plants and the asphalt comes up please contact Gus. He will contact Abel to take care of those issues and kill the weeds.
- Parts of the perimeter fence are in disrepair. It was decided years ago to plant the bougainvillea over the fence to provide a barrier between the road and the subdivision as well as creating a beautiful hedge. Removing the crumbling old fence is difficult because of the bougainvillea stickers.
- **Street Light:**
The damaged pole on Kanele St. will be fixed by Universal Welding at a cost of \$1500. There will be a TBD expense to hook up the power to this light.
- **Email List/Handouts:**
Linda May distributed an email/contact list for review and updates at the meeting. If you were not in attendance at the meeting please inform Linda of any changes to your contact information.
- It has been requested to not use the weekly coqui email from Linda May for announcements or lost items. You can copy the list of people from Linda May's email and send your own email out under a separate subject title.

NEW BUSINESS:

- **Pest Committees:**
The homeowners offered to form informal committees for the various pests in the subdivision. Rick Stambaugh is interested in working on a Pest Committee to include Little Fire Ants, coquis and pigs and Rich Gentile and Nikol Schwab will head a committee to study the coqui metrics to compare our existing spending. They will choose their committee members and report back to the Board.
- **Macadamia Nut Farm on Napoopoo Road:**
The macadamia farm is being dismantled and it will be put on the market to sell. All equipment is being removed so this will definitely reduce the noise pollution for those lots near the macadamia nut farm.
- **Mailboxes:**
There was concern that the parcel mailboxes were being filled up and not available for all of the homeowners. It is a problem usually around the holidays. In order to install a new parcel mailbox it would cost the HOA \$2000 plus we would be responsible for providing a concrete pad to receive the new mailbox. Perhaps order your items earlier

next year and pick up your mail everyday so the boxes are available for the other neighbors.

NEW BUSINESS:

- **Gate Codes/Security:**

It was suggested that the gate codes get changed. If you want to change your code let Ken know. There is 1 gate code assigned per lot.

- If you have a malfunctioning beeper please let Ken know so he can replace it.
- It was recommended to install a Ring camera at your residence if you are interested in security.
- **Emergency Gate Entrance:**
In the event of an emergency and 911 is called, there is a device at the gate that allows emergency vehicles to access the subdivision.

- **Facebook Group:**

Tiana Jefferson set up a neighborhood Facebook page for Kealakekua Bay Estates. Ti will publish any pertinent info that could help the neighborhood on the KBE Facebook Group. This platform can be used to offer economies of scale for various services needed in the neighborhood as well as provide recommendations or resources for landscaping, digging holes, gardening, handyman, plumbers, etc. If you have recommendations please submit them to Ti. She will also send out the info in an email format for those who are not on Facebook.

- **Party Planning Committee:**

Lisa Lee, Ti Jefferson and Adam Sikorski offered to be on the neighborhood party committee.

- **Neighborhood Outreach:**

If anyone is interested in supporting the clean-up on Puuhonua Rd. near the Keei Transfer Station contact Rich Gentile. He is working with the county to eliminate the dumping of various objects, furniture, etc. along that road. A suggestion was to create a petition and get neighborhood signatures.

MEETING ADJOURNED: 11:45am