

## MINUTES OF THE 2021 ANNUAL MEETING OF KEALAKEKUA BAY ESTATES OWNERS' ASSOCIATION

Meeting was called to order by President Ken Kjer on June 12, 2021 at 10 AM.

A total of 29 owners were present in person on Zoom or by proxy.

President Ken discussed the damage to the exit gate and the costs to repair. He also discussed the need for residents to control their pets and not allow dogs to run loose in the subdivision. The cost for the pig hunting was also discussed. The association has paid \$50.00 for small pig and \$100.00 for large pig. Approx. 112 pigs were caught with a cost to the association of \$10,700.00. The pig hunter was asked to not hunt pigs for 2 months before the meeting to determine if the hunt had an impact on the pig population. Apparently, it did as no calls had been received during that time of pig damage to a property. It was also discussed that we have located another pig hunter who came to us highly recommended. His charge is \$150.00 rental for his trap and \$20.00 per pig to remove it from the property. Discussion was also held on the coqui frog problem. The Board of Directors has determined that the coqui is a pest and must be dealt with to protect property values. It is also provided in the CC&R's that the association can enter individual properties to remove pests. Accordingly, the board asks for cooperation by homeowners in allowing the coqui hunters to hunt coqui on individual properties.

A proposed budget for the 2021/2022 year was presented and the proposed budget showed an increase in annual dues from \$1,000.00 to \$1,500.00. The increase was the result of additional time being spent on maintaining the bougainvillea hedge on the street perimeter of the subdivision, coqui hunting and pig hunting. A lively discussion ensued, and all comments and suggestions were recorded to be presented to the Board of Directors for consideration in adopting the 2021/2022 budget.

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There was also discussion about loud music and an increased noise level by a new neighbor. The board is aware of the situation and will use whatever tools available to resolve this issue. Gus Rouse has volunteered to visit with this neighbor and ask for cooperation in maintaining a quiet neighborhood.

President Ken reminded everyone that we are a volunteer Association and count on the support and kokua of all our residents for the success of our beautiful corner of the world. He also thanked Michele Kerchman for serving on the Board as Chairperson of the Building Committee, Gus Rouse for taking on the matter of landscaping and Mike Federspiel for working with the County of Hawaii on the guard rail installation (he says they may install soon) and acting as liaison with the pig hunter to get the pig situation under control.

Being no further business the meeting was adjourned at 11:22 am.

**KEALAKEKUA BAY ESTATES OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING ON JUNE 19,2021 AT  
10:30 AM.**

The meeting was held at Ken Kjer's home and was called to order at 10:30 am.

Present were Ken Kjer, Nora Judd, Richard Stambaugh, Gus Rouse and Mark Lofquist

The first order of business was to appoint a board member to replace Michele Kerchman who resigned due to health reasons. Mark Lofquist, owner of Lot 18, agreed to serve on the Board. Mark has a background in construction and will be most helpful in reviewing proposed construction in the subdivision. Motion by Gus Rouse and second by Richard Stambaugh to elect Mark to the board. Motion passed unanimously.

Second order of business was a review of the proposed budget to determine if there are savings that will allow the board to reduce the proposed annual dues. The discussion at the annual meeting encouraged the board to look to savings but also maintain a level of service to benefit the residents. The board determined that the landscaping budget should be maintained as well as the coqui hunter service. The pig hunter budget was reduced from \$8000.00 to \$3000.00 as a result of a new hunting contract. The board reviewed each line item in the budget and made changes allowing the costs to each owner to reduce from the proposed \$1500.00 to \$1,380.00 annually (\$345.00 per quarter). **Please see attached approved budget for various line items.**

Gus Rouse also reported that he met with the neighbor that was playing loud music. The neighbor is a musician and composer and has built a sound-proof room to continue with this craft. He and Gus did a test and discovered that there was a "woofer" amplifier outside of the sound proof room that was causing the problem. This amplifier was disconnected and they are hopeful that this will resolve the issue.

Meeting adjourned at 11:30 am.

**ADOPTED 6/19/2021**  
**KEALAKEKUA BAY ESTATES OWNERS ASSOCIATION**  
**BUDGET**  
**JULY 1, 2021 to JUNE 30, 2022**

|  |               |                    |
|--|---------------|--------------------|
| Income                                       |               |                    |
| *Dues @ \$1,380.00 annually                  |               | \$75,900.00        |
| Gate openers @\$45.00 each                   |               | 180.00             |
| Interest                                     |               | 1,000.00           |
| Architect review                             |               | 600.00             |
|  | Total Income  | <u>\$77,680.00</u> |
| Expense                                      |               |                    |
| Accounting                                   |               | \$ 5,500.00        |
| Gate – phone                                 |               | 650.00             |
| Gate – maintenance                           |               | 300.00             |
| Insurance – liability property and directors |               | 1,800.00           |
| IPN fees                                     |               | 330.00             |
| Landscape maintenance                        |               | 38,400.00          |
| Landscape materials                          |               | 250.00             |
| Legal  |               | 500.00             |
| Office supplies                              |               | 200.00             |
| Postage                                      |               | 200.00             |
| Coqui control                                |               | 22,500.00          |
| Pig hunter                                   |               | 3000.00            |
| Taxes – federal                              |               | 300.00             |
| Taxes – state                                |               | 50.00              |
| Utilities                                    |               |                    |
| Electric – gate                              |               | 700.00             |
| Electric – lights                            |               | 2,000.00           |
| Water  |               | 600.00             |
| Web site                                     |               | 400.00             |
|  | Total expense | <u>\$77,680.00</u> |

\*Due to increase costs for landscaping, coqui control and pig control, dues will need to increase from \$1000.00 annually to \$1,350.00 annually. (Quarterly increase from \$250.00 to \$345.00)