

# Vacationland Hawaii Community Association

## Regular Board of Directors' meeting on March 14, 2009

Lehner residence – Kapoho, House Lots

**Present:** Richard Shea – President, Gladys Christenson – Treasurer, Sheri Lehner – Secretary, Mike Lewis – Vice President, Tom Young, Kenny Parrish

**Members:** James Lehner, Greg Braun, Betty Oberman, Josh Bloomgarden, Ferris Saydah, Patrick Kelly, Joani Burns, Don Smith, Bill Parecki, Sylvia Dolena

**Public:** Arjuna McGowen – Recording Secretary

### CALL TO ORDER:

The meeting was called to order at 9:02AM by R. Shea, President

### ADMINISTRATIVE MATTERS:

#### Approval of minutes from 02/14/09 meeting

**\*Action: Motion** to approve minutes; **seconded. Minutes are approved unanimously**

#### Treasurer's report

G. Christenson – Report on file

- available funds as of 2/28/09 is \$39,198.73

### COMMITTEE REPORTS:

#### Road Committees

- J. Lehner – House lots (Unit 1)

#### Wai'Opae project

**\*Action: Motion** by G. Christenson to propose a special assessment of 208 house lots for no more than \$267. The first due date to be when the board receives government approval for the Wai'Opae project and, thereafter, on the anniversary of the first special assessment mail out. Also proposing acquiring a maximum seven-year \$250,000 loan at a maximum of 8% to VHCA members at the annual meeting; **seconded** by M. Lewis. **Motion passes unanimously.**

#### ROW and Comprehensive Roads Plan approval

**\*Action: Motion** by M. Lewis; **seconded** by T. Young to approve the final draft of the roads committees' policy on roads and right of way. **Motion passes unanimously**

#### Waterfront committee

- Frank Barrows is the volunteer tourist talking person
- The brochure will be updated
- The beach front guard's contract has been updated

#### Audit committee

- Nancy Kramer(CPA) will be invited to the annual VHCA meeting to discuss the board's internal audit

### **UNFINISHED BUSINESS:**

Solar light & security camera – James Lehner

**\*Action: Motion** by S. Lehner. **Seconded** by M. Lewis to spend up to \$500 for new batteries for the camera at the gate. **Motion passes.**

Sylvia Dolena's application to planning department

- S. Dolena answered questions from the board
- this issue will be on the next meeting's agenda

Greg Braun Correspondence

**\*Action:** G. Braun presents court ruling which can be interpreted to mean that properties with only land locked access can opt-out of the VHCA.

Ferris Saydah petitions VHCA for his removal from the association

**\*Action:** G. Braun agrees to seek precedent for the decision to let land-locked owners opt-out of the VHCA.

This issue will be on the next meeting's agenda.

### **NEW BUSINESS**

1. Foreclosure notice possible bylaws change and other bylaws change

**\*Action:** T. Young agrees to pursue acquiring a creditor status for the VHCA so that the association can report excessive past due assessments on those members' credit reports.

2. 2009 budget

This issue will be on the next meeting's agenda

3. Annual Meeting Mail out

**\*Action:** R. Shea agrees to circulate the draft mail out letter

**\*Action: Motion** by M. Lewis; **Seconded** by T. Young to accept the annual meeting agenda. **Motion passes unanimously.**

- Envelope stuffing party will be on Monday the 23<sup>rd</sup> of March at 3:00PM at the Lehner residence.

### **ANNOUNCEMENTS & CORRESPONDENCE**

The next meeting will be held on March 28th a 9:00AM at the Lehner Residence

### **ADJOURNMENT**

This meeting was adjourned at 11:35AM