

Vacationland Hawaii Community Association

Minutes – FINAL

General Board meeting on Saturday November 6th , 2010

Board Members Present : Mike Lewis (President), Greg Braun (Vice President), Sheri Lehner (Treasurer), Mark Johnson (Director) and Doug Deasy (Secretary)

Public: Jim Lehner, Betty Obermann, Kenny Parrish and Bill Parecki

CALL TO ORDER:

The meeting was called to order at 9:08am by M. Lewis, President

ADMINISTRATIVE MATTERS:

1. Approval of minutes from the 09/25/2010 VHCA General Board Meeting

***Action: Motion** by M. Lewis to approve minutes; **Seconded** by M. Johnson
Motion passes unanimously.

2. **Treasurer's Report** – S. Lehner

- Report on file
- Account total \$55,446

***Action: Motion** by M. Lewis to approve Treasurer's Report; **Seconded** by M. Johnson
Motion passes unanimously.

COMMITTEE REPORTS:

1.0 Road Committees:

A. House lots – J. Lehner

1. All looks great. Kapoho Kai is being trimmed and sprayed. Chemical spray is effective and minimizes maintenance.
2. Mowing is approximately \$4-5K per year. HL is looking for additional personnel for cleaning, tree trimming et al

The empty lots pose problems when they are not maintained. They impede traffic, create difficulty when reading water meters and detract from the overall beauty of the area. A brief discussion followed to address possible solutions. HL committee will address and return with a plan to the Board

3. Wai-Opae Repairs:

- i. Engineer drawings have been improved to address wash out area and undermining of road. We are close to submitting to attorney before being submitted to the Planning Department.

B. Farm Lots – M. Lewis

1. Paving has been completed. Extra Intersections were paved and the paved roads were widened an additional 2 feet to help traffic flow. Paved roads are now at 10 feet. Gentlemen, “Start your engines”
2. Additional cost were \$1K.

***Action: Motion** by S.Lehner to approve extra monies for repair; **Seconded** by M. Johnson

Motion passes unanimously

3. Large trucks and vehicles entering roads and turn around traffic are tearing up the road. An asphalt sealer was proposed for minor repairs.

2.0 Water Front Committee: S. Lehner

- A. Hawaii Academy of Arts & Sciences (HAAS) students delivered sign and they will install. The informational placard informs the public of the biodiversity of the tide pools.
- B. Signage Location: The committee reviewed many options for location. Pros and Cons exist for all. A discussion followed

***Action: Motion** by S.Lehner to reduce the display board size and relocate midway of parking area on makai of road; **Seconded** by M. Johnson

Motion passes unanimously

- C. Dave (Tide Pool Officer) tendered his resignation. A recruitment effort was initiated and our new Tide Pool Officer is Nadean Ruttledge. She started the last week of October. There has been positive feedback and to date the transition has been very successful.
Nadean would like an umbrella for her station.

***Action: Motion** by S.Lehner to approve \$40 for purchase of umbrella; **Seconded** by G. Braun

Motion passes unanimously

OLD BUSINESS:

1. Contracts: – S. Lehner

A. To date we have not processed 1099's for contractors (e.g. lawn mowers, tide pool officer et al). In addition, we will initiate a "Hold Harmless Agreement" contract.

B. Delinquent Assessments:

i. To date, outstanding fees are \$43K. Liens have been filed on 22 properties that are two or more years in arrears. Filing a lien on a property cost approximately \$75.

ii. Legal fees (\$230/hr) would be billed to VHCA in collection efforts. In addition a retainer (\$2K) would be required.

iii. Collection agencies could charge fees up to 50% of total.

iv. There has been numerous attempts to collect the outstanding Road Association fees. All avenues have been exhausted.

***Action: Motion** by M. Johnson to send to Collection those that owe more than \$2500;

Seconded by G. Braun

Motion passes unanimously

NEW BUSINESS

1. Annual Membership Meeting preparations are to start. Agenda items such as procurement of a lot for Clubhouse activity, Wai-Opae Road Repairs Progress et al are being reviews. In addition establishing meeting date and location are to be implemented.
2. A Digital Recorder (\$205) was purchased to more accurately report minutes and other business activities.
3. Accountant responsibilities have not been completely addressed. Currently, deposits are being made by the Treasurer.

***Action: Motion** by S. Lehner to have the accounting firm make VHCA deposits at a cost of approximately \$125/month to start April 2011; **Seconded** by M. Lewis
Motion Passes unanimously.

ANNOUNCEMENTS & CORRESPONDENCE

1. Next Meeting will be held on Saturday, January 8th, 2011 at the Lehner residence at 9:00am

ADJOURNMENT

This meeting was adjourned at 10:37 by M. Lewis, President.