

# Vacationland Hawaii Community Association

Minutes – FINAL

General Board meeting on Saturday February 12<sup>th</sup>, 2011

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

**Public:** Jim Lehner, Betty Obermann, Kirk Flanders, Jim Blakey, Johnene Deasy, Richard Shea, Kenny Parrish, Hart Phillips, Chris Biltoft and Mary Fleming

## **CALL TO ORDER:**

The meeting was called to order at 9:01am by M. Lewis, President

## **ADMINISTRATIVE MATTERS:**

1. Draft minutes were discussed for the January 8<sup>th</sup>, 2011 VHCA General Board Meeting.

**\*Action: Motion** by S. Lehner to amend the minutes with respect to (wrt) the transfer of monies from Waterfront Donations to HTA Grant to cover the deficit (\$949.60) occurred for waterfront information officer.

**Motion passes unanimously.**

Minutes were approved as corrected

2. **Treasurer's Report** – S. Lehner

- Report on file

- Account balance February 2011: \$54,862.55

Approximately broken down as follows: House Lots (\$28,000), Farm Lots 2A (\$4400), Farm Lots 2B (\$5800), Coqui (\$120), HTA Grant (-\$3900) WaterFront Donations ((\$20,000)

**\*Action: Motion** by M. Lewis to accept Treasurer's Report. **Seconded** by G. Braun

**Motion passes unanimously.**

## **COMMITTEE REPORTS:**

### **1.0 Road Committees:**

A. **House lots** – J. Lehner

1. A meeting for house lots will occur soon to address various items
2. Upcoming projects include:
  - a. Upgrading the cul de sacs with gravel with a graduated plan
  - b. Pot holes need to be repaired.
3. Jim would like more involvement with the Road Committees. A request for volunteers as there are numerous items to address. Jim brought many to our attention. PLEASE HELP!!
4. A Right of Way (ROW) policy is needed in the House Lots. Encroachment and Parking on the ROW are creating problems for traffic flow.

**B. Farm Lots – G. Braun**

1. We need to reseal places and fill pot holes with -2” cinder.
2. In the near future, paving is needed at various locations.
3. Kenny P. suggest a problem with ATVs power slides and other operational displays. A suggestion of some signage would be in order.

**2.0 Water Front Committee: S. Lehner**

- A. The lock on the donation tube has been removed, however there was 30-something dollars still in it. In addition, an authenticated Ben Franklin (\$100) bill was found at the other donation spot. A more secure lock was suggested that is bolt-cutter proof, however we should still be vigilant of something more progressive such as cutting off the entire post.
- B. Betty reported that the Water Front is experiencing more visitors today.

**OLD BUSINESS:**

1. The Annual VHCA Membership Meeting is scheduled April 30<sup>th</sup>, 2011 at 9:00am at the Pahoia Community Center. They need to be called to confirm time with preparation opening at 8:00am.
2. Sheri presented reasons for a 10% increase in the annual assessment fee.
  - A. Additional Accounting fees are being incurred
  - B. The creation of a Reserve Fund
  - C. Farm Lots need additional paving
  - D. Cul de sacs need paving

**\*Action: Motion** by S. Lehner to increase assessment fees by 10% as written in the By-Laws for the above reasons and that the increase be included in the Annual letter;

**Seconded** by G. Braun

**Motion passes unanimously.**

3. A brief discussion of Assessment fee increase for commercial interest. There was sentiment that a few are doing all the work on the roads that serve the Vacation rentals with little input from the VRBO properties other than an additional \$48 assessment. There are 27 owner-occupied homes in House Lots out of 132 homes with about 70 VRBOs. To be discussed at Annual Meeting.
4. Three Directors (Greg Braun, Pat Kelly and Tom Young) have served their terms. We are looking for recruits, especially from the House Lots. Greg and Pat would like to continue to serve.
5. A Right of Way Policy for House Lots is moving forward. Currently efforts are done on-line.
6. Delinquent account (DA) status: The attorney for Medcah Collection Agency, reviewed the documents and gave a thumb’s up to start the collection process. A notice was sent out to the DAs in January.
7. Big rocks were placed at the Kaheka stub-out to impede vehicular flow as approved at our last meeting.

## **NEW BUSINESS**

1. Jim L. discussed the mangrove sign. The sign was removed without VHCA approval. The sign was found and is en route back to VHCA. Before the sign goes back, we need to discuss some of the language on the sign that is somewhat sensitive to community activist.
2. Betty O. brought concerns and recommendations of the Neighborhood Watch Group in conjunction with the Water Front Committee to the Board for review with some suggestions regarding signage for Parking. Currently there exist many Parking problems. We are looking into long-term solutions

**\*Action: Motion** by Greg B. to place permanent Resident-only Parking signs at the Kapoho Kai and Hoolai stub-outs; **Seconded** by Doug D.  
**Motion passes unanimously.**

\$3 Donation, parking relay, Fishermen Sign, 7am – 7pm sign at entrance are being sent Back to Roads committees and Neighborhood Watch Group for further work.

## **ANNOUNCEMENTS & CORRESPONDENCE**

1. Greg B. attended a meeting for Puna Community Development (PCD). There were many accolades to our area wrt the proactive and forward-thinking works of KKWA and other positive access efforts of Vacationland. The elimination of cesspools is of paramount importance to the PCD.
2. Roads Committee meeting will be this Saturday, February 19<sup>th</sup> at the Lehner residence
3. Greg will talk with Sandra Song regarding the status of Wai Opae repair progress.

Next Meeting will be held on Saturday, March 12<sup>th</sup>, 2011 at the Lehner residence at 9:00am. Mail out after the meeting

## **ADJOURNMENT**

This meeting was adjourned at 10:40 by M. Lewis, President.