

## VHCA BOARD OF DIRECTORS MEETING MINUTES

SATURDAY, FEBRUARY 9, 2013 AT 9AM, 14-5049 WAI'OPAE RD.

BOARD MEMBERS PRESENT: M. Lewis (Vice President), S. Lehner (Treasurer), C. Biltoft, R. Shea

PUBLIC: J. Lehner, G. Banks, C. Dumont, K. Flanders, J. Johnston, S. Lang, B. Oberman, G. Boudreault.

CALL TO ORDER: At 9:01 am by M. Lewis

MINUTES of the January 12, 2013 were approved unanimously (R. Shea moved, S. Lehner seconded).

TREASURER'S REPORT: S. Lehner reported that our balance as of January 31 is \$98,060.69. For further details, see minutes of 1/12/13. M. Lewis found out for budgeting purposes, that farm lots has approximately \$9,356 left. K. Flanders found out that legal expenses were \$6,772.24.

COMMITTEES: ROADS

HOUSE LOTS

- ◆ R. Shea made a motion to go into executive session regarding coconut trimming, after the general meeting, S. Lehner seconded. The motion passed unanimously.
- ◆ Regarding the staking of the Jensen corner property line, R. Shea moved to go ahead with staking, M. Lewis seconded. The motion passed with one "no" vote.
- ◆ C. Biltoft reported that the "No Parking" sign was erected and that trimming and hauling of green waste is in progress. When talking to a property owner about encroaching plants, he was told that they are on top of a natural rock outcropping that might become a safety hazard if the plants are removed. J. Lehner suggested the rock outcropping be flattened. C. Biltoft also had concerns about the Sanford's construction equipment damaging our road. He further reported that he is generating a budget that includes paving of cul-de-sacs and graveling of designated parking spots.

Wai'Opae repair also needs to be stated in the budget with costs and special assessment to be determined. Prospective property owners need to be made aware of the upcoming special assessment.

#### FARM LOTS:

- ◆ M. Lewis asked S. Lehner to check if a new contract with the person doing the mowing is necessary.
- ◆ A member mentioned that potholes on Kikiao need repair.

#### BY-LAWS:

R. Shea went over the proposed changes to the by-laws, that his committee has worked on since June 2012 and come to a final agreement on this January. Other members of the committee are S. Lehner, C. Biltoft, and M. Lewis.

- ◆ Grounds for removal of a director: If a board member is delinquent in his/her annual membership dues by 60 days or more, the burden of proof lies with the board member.
- ◆ During Special Meetings, only matters set forth at the regular meeting can be discussed.
- ◆ A board member who is absent from a meeting can attend by phone or skype.
- ◆ Decisions can be made by e-mail. However, if one board member objects, the motion does not pass, but is put on the next meeting agenda.
- ◆ There will be three permanent standing committees: Roads, Finance and Mailboxes. All other committees can be appointed by the board when needed.
- ◆ Assessment dues can only be spent on road matters.
- ◆ If an owner wishes to subdivide his/her property, VHCA needs to be notified and, upon completion of the subdivision, a \$10,000 impact fee needs to be paid by the owner for every new parcel

created. This fee can be adjusted annually, and is to be used to upgrade Kapoho Kai and farm lots roads.

During a lengthy discussion, C. Biltoft made a motion to postpone sending the document to our lawyer. The motion died. R. Shea told members that every lot owner would be notified of the changes in a letter and a complete copy of the by-laws with changes high-lighted would be posted on our web site, including a minor correction. R. Shea moved to send the proposed changes to our lawyer for her legal advice, and then submit them to the board for a vote at our next meeting. The motion passed, with one “no” vote.

#### MAILBOXES COMMITTEE:

J. Lehner reported that 48 mailbox holders were paid up and 37 had not yet responded.

#### OLD BUSINESS:

Preparations are under way for the annual meeting, which will be held on April 20<sup>th</sup>, with C. Biltoft and M. Lewis working on the proposed houselots budget.

NEXT MEETING is on March 2<sup>nd</sup>, 2013, 9 am, at 5049 Wai’Opae.

ADJOURNMENT: at 11:28 am, with an Executive Meeting following.