

VACATIONLAND HAWAII COMMUNITY ASSOCIATION INC.

ANNUAL MEMBERSHIP MEETING

SATURDAY, APRIL 19, 2014 AT THE PAHOA NEIGHBORHOOD FACILITY

BOARD MEMBERS PRESENT: G. Braun (President), M. Lewis (Vice President), Sheri Lehner (Treasurer), C. Biltoft (Director), M. Phillips (Secretary).

PUBLIC: Member registration on file.

CALL TO ORDER: was at 9:06 am by G. Braun. A quorum was established with 52 properties represented by proxies and 50 properties represented by attendees.

APPROVAL of the 2013 Annual Meeting Minutes: G. Banks moved and J. Christenson 2nded. Motion passed.

TREASURER'S REPORT: As of March 31, 2014, our account balance is \$144,813.99, House lots \$73,400.40, Farm lots \$6,715.94, Waterfront donations \$53,577.76, Mailboxes \$11,119.89. Accounts receivable are \$59,022.29, Unpaid liened accounts (23) \$52,828.05. As of 2/27/14, Waterfront donations deposited were \$71,617.61. There were 20 property transfers. 2 liens were cleared, 4 filed. The discrepancy between the amount of waterfront donations deposited and available is the amount paid to our grant writer and tide pool information officer.

ELECTION OF DIRECTORS (5 seats): G. Braun asked for names of candidates (S. Lehner, G. Banks, C. Dumond, G. Johnston and M. Phillips from house lots – M. Hughes and S. Lang from farm lots), the names were placed on the board, and members were asked to use the backs of their owner and proxy cards to vote for 5 candidates. The cards were collected and the votes counted by volunteers, while the meeting proceeded.

DISCUSSION FOR 5-YEAR PLANS FOR HOUSE LOTS AND FARM LOTS:

- J. Lehner reported that house lots will set aside \$25,000 per year for paving and repair in the following order of priority: 1) Pave Wai'Opae. 2) Pave the cul-de-sacs with asphalt at a cost of \$15,000 to \$20,000. 3) Repair surface of Kapoho Kai as needed. Also, the right-of-way brush and tree removal will be ongoing. A parking policy is in the process of being implemented to deal with the ever-increasing number of visitors by defining a limited number of parking spaces in house lots and asking the rest of the visitors to park on Kapoho Kai. G. Braun stated that, thanks to our county council representative, the Hara property acquisition has moved to 1<sup>st</sup> place in county council priority.
- M. Lewis reported that farm lots will spend \$1,600 for administrative costs, \$3,000 for repairs, and \$12,000 year for new chip-and-seal being applied to roads that have the most residents and are most traveled. G. Johnston asked that schedules of spraying in the right-of-ways be posted on our web site, and others questioned why spraying was done in areas that owners mowed themselves. M. Lewis stated that this should not happen in the future, and that it was difficult to set a firm schedule for mowing and spraying, since it was weather-dependent. When a concern about pesticide amounts was brought up, G. Braun asked for volunteers and ideas to help deal with the weed problem.

DISCUSSION OF HOUSE LOTS PARKING PLANS INCLUDING PRELIMINARY FINANCING:

- Since our Parking Committee chair was not able to attend and some details were already discussed, J. Lehner added that the financing for our parking plan will come from waterfront funds.

#### UPDATE ON WAI'OPAE ROAD PERMITTING PROCESS:

- M. Lewis reported that the final decision before we can start getting bids for road construction lies with Mr. Watanabe from the Corps of Engineers. The time line for this lengthy process we have had to go through is displayed on our website. G. Braun thanked M. Lewis, S. Song and T. Young for the many hours they have put in to make all progress possible.

ANNOUNCEMENT OF ELECTION RESULTS: The following people were elected to the board for a 2-year term: M. Hughes, S. Lehner, G. Banks, M. Phillips. S. Lang was elected for a 1-year term.

#### NEW BUSINESS:

- S. Lang asked about the total amount of annual assessments that could be collected. S. Lehner will check on the answer. She stated that the actual amount collected is 17.6% less for house lots and 11.8% less for farm lots because of delinquent payments.
- B. Oberman drew people's attention to Puna4.com, a website that was formed by Greggor Ilagan, our county council member, and has valuable information for Puna residents.
- G. Braun deferred any discussion about the incendiary letter written by a tenant that some property owners received as well as ROW infringement issues to our next board meeting, May 3, 2014.

ADJOURNMENT was at 10:16 am, after G. Braun thanked M. Lewis and C. Bilthoft for their valuable service as directors.