

# Draft

VHCA annual meeting  
April 21, 2018

Meeting is called to order at 9:26 a.m.

Members present: Tom Knott, treasurer; Tiffany Edwards Hunt, secretary; Vivian Mark, president; board members Gary Banks, Chris Biltoft, and Janus Garramone.

Absent and excused is Kirk Puuohau-Pummill. Approximately 41 people are in attendance, not including board members.

Vivian acknowledges Mike Lewis and Jim Lehner who spearheaded the Wai Opae road project. It's a beautiful road that makes for easier access.

Vivian also acknowledges Larry and Betty Oberman for their neighborhood watch duties and also for their portapotty cleanup efforts.

She thanks Hart and Marlene Phillips. She notes they are responsible for the "Aloha Walkway" signs.

She also thanks Chris Biltoft, who has really helped with the rock placement on the shoulders of the Aloha Walkway, to prevent parking along the shoulders.

Vivian reads the minutes of the annual meeting last year, on April 29, 2017. Steven Lang inquires as to whether the figure about the road was before or after the road paving. Vivian notes that J. Lehner would give a report.

Sheri Lehner moves for the meeting minutes to be approved. Greg Braun seconds. The membership unanimously votes in favor.

## Committee reports

Waopae Road Paving. Jim Lehner says that the actual cost of the road was \$115,000. The schedule was to get the road paved in accordance with the town. It took 1.5 million pounds of material, including 360 yards of concrete, in 36 truckloads, he said.

Farm Lots Roads. Greg Braun says that, in 2017, we had a budget of about \$15,000. We put out a bid to do some paving on Ililani, between Moani and KBC Road. It was

a \$12,000 bid. It included in the bid was pothole repair work and grading of all the unpaved sections. In addition to that this past year, there was tree trimming. If there were trees, like coconuts planted on Farm Lots easement, that were encroaching on the roadway, they approached landowners directly. In the case of an overhanging Ironwood tree, it had to be removed by an arborist for \$1,000. Some of the chip and seal portions of the paved roads have suffered. They have been filled with cold patch as a short-term fix. There is still more damage, particularly with the recent electrical storm. Other challenges have been with Christmas Berry, and various landowners who don't want to get their cars scratched have helped with trimming. They have found someone to mow the Farm Lots for \$300, or \$2,500 per year. Some of the intersections, stop signs and things that are getting hard to see, have been opened up and will continue to be. The last thing done was a load of base coarse gravel on Kumulolu Road. Some of the roads are at a point where there is no more material left to grade. The proposed budget will be to chip and seal a northern portion of Ililani. That is the most traveled road in the Farm Lots. The paving process in the five-year plan is to concentrate on the most traveled roads, and slowly get everything done. The proposed budget is about \$18,500 next year. Existing roads that aren't paved will also be graded and there will be an effort to raise low-lying areas and roads that were already chip and sealed. The \$2,500 per year mowing will also continue. They are always looking for volunteers, not only for the road committee, but also the board, because they always want the Farm Lots represented. Stephen Lang says the new mower is excellent and he appreciated the report and the plan that they are thinking ahead. Eileen O'Hara inquires about the road that connects between Kapoho Beach Lots and Vacationland, noting that is being eyed for a County Spoke and Hub project. Vivian suggests that they

House Lots Road Committee: Gary Banks thanks Jim Lehner for Wai Opae Road. He Kirk is working on the signage. The budget he put together is to spend \$56,000 next year. He wants to work on Kapoho Kai in the sections where there has been continual flooding. On his budget for that, he has \$40,000, but he got a call indicating it may only cost \$30,000. Steven Lang inquires as to what the \$30,000 is for, and G. Banks notes it is the section close to Wai Opae that is continually sinking and cracking. Alex Keeley inquires as to whether the road can be elevated. G. Banks thinks that it will be elevated at least six inches. J. Lehner notes that we are limited by the County on how much we can raise roads. Six inches is the max, Vivian notes.

Mailboxes: J. Lehner notes that there has been \$7,500 in mailboxes. We buy clusters of them and sell them back to owners of the properties. Right now we sell about five mailboxes per year. Right now there is about \$8,500 in the mailbox fund. There are about 25 of them available. B. Oberman inquires as to whether we still have an extra set of mailboxes. He says yes and they are in Farm Lots.

Donations: About seven or eight years ago, J. Lehner notes that he and his wife started an experiment to see if they could get donations from the visitors. Over the years, they have developed their signs. They collected a good bit of money. They moved the collection box out to the road. Since last summer, they have doubled their

income. With a few more signs worded correctly we can get more money. In the last eight years, the total we have collected is \$110,000. We have used a lot of it up trimming trees, moving rocks, and getting Porta potties. Right now, there is about \$65,000 left.

Waterfront: C. Biltoft mentions six things. PONC purchase of Hara trust lands is the first on his agenda. He notes that this has been going on for a decade. They have been trying to get the 2 percent fund, a county tax, to purchase lands that are out on our Waterfront and lava field south of Kapoho Kai. It's nearly 600 acres of land that is at least on the verge of being purchased by the County. Mayor Kim has signed off on it and we are very close to having the dust settle on that issue. We are checking to make sure there aren't any outstanding issues. We did solve some easement issues from Vacationland into the Hara property. We need to work on a management plan for this property, that we will try to manage with the County. Secondly, Cape Kumukahi Foundation, a 501 © 3 is activated and they hope to use it as an arm of VHCA to accept grant money to take care of waterfront issues. They would like to serve as a liaison with DLNR to help manage the waterfront. Third, they placed boulders and rocks on the shoulders of the Aloha Walkway as a community effort, involving T. Knott and others. This is an ongoing effort and a major improvement. It's protecting the waterline on the mauka side, discouraging parking and it is providing a place for people to walk off the road if they want to. Fourth, they have been attempting to update the 2006 special management permit for VHCA. VHCA is in a special management area. It's now a very very sensitive issue because we have moved the parking outside the House Lots area. We went in to try and get the County to update the SMA permit to reflect the reality and we have had nothing but problems. There are people who are asking for us to put in ADA parking and also pick up-drop off spots. At this point, C. Biltoft has looked at the Special Management Code and determined that shoreline access has been defined as pedestrian access. People don't have a legal right to drive into the water. Hopefully we don't have to go to court to resolve those issues.

Fifth, there is a lot of areas where trash accumulates. One of those areas is the Kaheka stubout. Hundreds of pounds of material that is difficult to move is washing up there. They are now in the process of trying to urge DLNR to take action. T. Knott tried to take some marine debris to the transfer station and was charged for it. T. Knott interjects, and notes that DLNR has shared that there is a place for them to take marine debris. In any case, shoreline cleanup is a big issue. Hopefully DLNR can move the big stuff. But volunteers are needed. B. Oberman notes that there is a shoreline cleanup from 10 a.m. to noon on April 22. She has spoke with Eastside Rubish and they are willing to pick up some of the marine debris in small increments.

G. Braun notes that the 2 percent funding is the county's fund to purchase land but no other improvements are offered. He notes that this would be a partnership we could have with the County and, working with other non-profits, we can try and get the area developed to help alleviate parking in our neighborhood.

Finally, C. Biltoft discusses the Coastal Zone Management plan. They are looking at retreat. We are a low-lying area and with sea level warming and rising, they are trying to do some long range planning for that possibility. Jane and T. Knott, Mary Fleming and C. Biltoft were invited to participate in a forum on this issue and we provided our input to their plan, he notes. We tried to emphasize the need for sewage management. We also encouraged them to focus on the unbuildable and abandoned property, if they're looking at any property acquisition, he said. We don't want a bunch of people coming from Honolulu trying to dictate what we can and cannot do in our neighborhood.

A member of the community inquires as to whether VHCA will be involved in the management of the property. C. Biltoft notes that we want to have control over this property, and we will be working with other non profits to determine the plan for that property. Another woman inquires as to where exactly it is. Just south of Kapoho Kai is a lava field. There is a parcel that Vivian notes is 300 acres. C. Biltoft notes that there is Wai Opae Road. During this purchase, the Haras retained 20 acres of land, which is a rectangle that just beyond the VHCA mailboxes and up to Ililani. In the future, there could be development that occurs there. J. Garramone notes that there is a four wheel access road that goes through the lava field.

Neighborhood watch: B. Oberman notes that the community police officers were invited but could not be there. There is about \$120 in the neighborhood watch. A few days ago, one of the caretakers of the Hatada property took something from the lagoon and fled. An ongoing problem is that people are stealing keys left on beach towels out at the tide pools. The Flanders property got burglarized, according to one of the residents. B. Oberman also shows the HONU stickers that people need to have on their vehicles in high-tide emergency situations.

J. Garramone is in charge of neighborhood watch in Farm Lots. She notes that there are troublesome areas. She notes a landowner who brought in a construction crew that was quite questionable and who ultimately stole from him. He has since taken them to court and gotten a settlement and a TRO. The landowner has brought in a more reputable crew. Suspicious activity should be reported to neighborhood watch, she notes. J. Garramone has a log that she keeps to try and correlate any issues or break-ins.

B. Oberman adds that if there is anything suspicious, there needs to be a license plate number or a sufficient amount of details to initiate a case. B. Oberman goes to a lot of the neighborhood watch meetings in Puna. There will be a security camera loaned out to various communities as an experiment, and if it works they will purchase one for the parking lot area. Also, Civil Defense is in the talking stages with G. Banks about putting a camera on his property to monitor the Wai Opae Tidepools area. Also, T. Knott notes there is a rising squatter issue in Farm Lots that needs to be addressed. J. Garramone points out that efforts are ongoing to get landowners to pay for their assessments.

V. Mark encourages people to participate in the various VHCA committees. She notes there is a sign-up sheet at the meeting, for anyone who would like to volunteer.

Proposed budget: T. Knott notes we spent a lot of money this year doing road work. \$90,803.30 was what was left as of end of March, the end of the fiscal year. Projected revenue: \$73,504.79. What is adjusted is the arrears, people who don't pay their bills. We are ending up with about \$60,000 that we would have to work with. The 2017 actual expenses is \$56,500.

Nominations for Board of Directors:

Each of the directors actually has two-year terms. Three members will be serving their second terms. There are also four vacancies. A board member can also be selected for another two-year term. V. Mark notes that we had a meeting in March and four people from the community volunteered.

J. Garramone, T. Knott, and K. Puuohau-Pummill are staying on the board.

Nominations for the board include: V. Mark; G. Banks; J. Lehner; A. Keeley; Dan Newell; William Crook; and S. Lang. Lang and Crook are both from Farm Lots.

J. Lehner: He was on board — water board and VHCA — for many years. He got off, but he has stayed continually involved. He has experience in roads, including getting Wai Opae paved, and he helped to raise donations. He believes VHCA should be run like a business.

A. Keeley: He moved here about a year ago. He has been coming to most of the meetings since he moved here. One of the things he has been working on is to get fiber optic cable to the neighborhood through Hawaiian Tel. He is a self-employed attorney who works from home.

D. Newell: Retired Marine Corps officer. Bought his house last year. Moved here in September.

G. Banks has been here about a decade. He has been on the board for three terms. He has been a project manager and engineer for his career. He is aware of budgeting having worked on a project amounting to \$48 million. He has worked with large corporations like Wells Fargo and Microsoft, doing large projects. His father was a civil engineer. He wants to stay on the board.

V. Mark has a home on Wai Opae. She lives in Hilo. This was her first term on the board. She knows a lot about the charter. She had to learn a lot. She knows a lot about the bylaws. She knows a lot about the land sale that is going on and the SMA project that we're working on. She would like to commit herself to another two years of leadership. She is retired school principal. She is actually learning a lot through this experience.

W. Crook has been here about four years. He ran a private investment firm on the west coast. He is semi retired. "I'm the most honest Crook you will ever meet," he said. He is tired of greed; he has a happy disposition, and he thinks he is a sensible person. He also loves our area. He lives at the far end of Ililani.

S. Lang has been in the Farm Lots for 34 years. He was here before there was a road committee . He has been on and off the board through out the year. He would like to endorse A. Keeley. He knows the area and he has a concern for the coastline.

M. Phillips asks for people to vote for four people on the list of applicants.

The board members chosen to join the remaining board members include: J. Lehner; A. Keeley; W. Crook; and V. Mark.

The meeting adjourned at 10:56 a.m., and the newly formed VHCA board convening an organizational meeting.