**DRAFT MINUTES**

**2022 Vacationland Hawaii Community Association Annual Meeting**

**Held in the Pavilion of the Hawaii Academy of Arts and Sciences and on Zoom**

**APRIL 23, 2022**

President Deb Smith (DS) called the meeting to order at 2:32 PM and introduced Board Members Jim Lehner (JL), Jim Seagraves (JS) and Diane Franciosa (DF) who were present. Board members Rob Custer (RC) and Betty Oberman (BO) participated by Zoom. Board member Eric Cockcroft was unable to participate.

The audience applauded Betty Oberman who is in ill health for her presence and for her years of service to the Vacationland community.

Rules of participation were laid out. This is VHCA’s first hybrid meeting.

Sheri Lehner reported that the By-Laws required 64 members to participate by proxy or in person and that 78 property owners were represented. Quorum is established.

DS noted that the agenda needed updated to include the election of Directors and that volunteers were welcome. Eileen O’Hara made a motion to accept a change in the agenda, seconded by Jan Marshall and approved unanimously.

JL, Treasurer gave his report: VHCA has a negative $12,389.57 in house lots balance and positive balances of $4,974.99 in farm lots, $8,610.31 in mail boxes and 68,115.57 in waterfront contributions for a combined bank balance of $73,628. Additionally, there is $109,641.59 in Accounts Receivable (past due HOA fees and interest).

The 2021 minutes were approved as amended after correcting them to note that a quorum was achieved in 2021 after JS noted the omission. Eileen O’Hara made a motion to approve and Paul Charbanneau 2nd the motion.

Volunteers were sought to run against the Directors whose terms were expiring (but who were volunteering to remain on the board). Since there were no volunteers a show of hands re-elected Rob, Custer, Jim Lehner and Diane Franciosa whose terms will end in 2024.

DS talked about the current situation which included these points:

* The latest information from the County indicates that about ½ of the properties with houses in the community will be bought by the County which is allowing owners to keep their insurance pay-outs and get full 2017 tax value. It is difficult to gauge how many vacant lots will be bought out because the County is only offering $22,000, a small fraction of the 2017 value.
* VHCA has been pushing hard for road recovery so that people have a real choice. We have been told by Ikaika Rodenhurst, who heads the Department of Public Works that during the first stage of work which is anticipated to begin in the 4th Quarter of 2023 that the road will be pushed through to our subdivision. But, with the waterline coming from the other end of 137 completion of construction may not occur until the end of 2025.
* We continue to interact with the SBA. But because of the County delay in getting roads back in, we are advised that this money, cannot be counted on. Accordingly, VHCA is pursuing funding for our internal road system through the remaining disaster recovery money given to the County by the State. We have asked the County for $6.2 million for restoration of infrastructure. VHCA’s next meeting with the County to discuss that is April 28th. VHCA anticipates having to waive future HOA assessments on County owned lots.
* VHCA still has available to it a $250,000 grant (net $225,000). But again because of County delays the original sponsor dropped out so, VHCA is working with the County on that.
* VHCA believes the subdivision to be recoverable. It is relatively flat. It is elevated above the adjoining rift making it a reasonable place to build. (All the resorts on the Kohala coast were built over similar fields. Lava crushes easily.) We know that it will grow vegetation rapidly. There are beautiful perched black sand beaches out in front of Vacationland.
* With what we know of the buy-out so far, all roads will need to be re-established except for Pua O Kapoho Rd and the North end of Kumul’oul’u Rd which can be eliminated and owners will still have access to their lots off of other roads. More roadway areas may not need recovered depending on which lots are bought out.

The Board thanked Councilwoman Ashley Kierkiewicz for her constant support.

A question and answer session was opened which focused on: lack of County outreach and delays, failure of plans for adequate water restoration and the unfairness of the $22,000 offer for vacant lots when owners of properties with houses were getting to keep their insurance payouts and get up to $230,000. Pat Kelly urged the board to reach out to other Farm Lot owners and urge them to write to Department of Water Supply regarding water restoration and he provided a draft. The board offered to send a news alert out asking Farm Lot owners to write DWS. Eileen O’Hara urged the members to comment on the $22,000 limitation during the comment period ending May 3 on the basis that County information was flawed and any limitation was premature. Former farmers owning Farm Lots talked about how successful agriculture could be once again on the lava field if adequate water was available. They felt that the proposed 4” water line was wholly inadequate. Eileen O’Hara said that for fire suppression purposes alone, it should be an 8” line.

At 3:58 PM seeing no other questions DS asked for a motion to adjourn. Hart Phillips made the motion, Jim Lehner seconded and all participants voted affirmatively and the meeting was adjourned.