

VACATIONLAND HAWAII COMMUNITY ASSOCIATION, INC.

ANNUAL BOARD MEETING MINUTES

APRIL 2, 2005

Board members present: President Kirk Flanders, Vice President Bill Parecki, Treasurer Deborah Doran, Secretary Brenda Schott, Greg Braun and Paul Charbonneau. Len Horowitz was absent.

President Kirk Flanders called the meeting to order at 9:06 am at the Pahoia Community Center, with 59 TMK's in attendance and 70 proxies present. The secretary read the minutes of last year's meeting. Perry Miles motioned to accept the minutes and Betty Oberman seconded the motion. Motion carried.

Kirk read the Treasurers Report as requested by Deborah Doran (attached). Steven Lang motioned to accept the report and Randolph McCreight seconded. Motion carried.

Kirk opened discussion on House Lots Special Assessment for public access management, first testimony from each board member followed by community members. Bill Parecki read his motion "to vote for a special assessment for funds to build a vehicle gate (eliminated the word electronic at Jan. 8, 2005 meeting) to deal with the potential of overcrowding at the beach parking, limit overnight access to the community and in the event of a natural disaster, such as a tsunami, provide a means of keeping people safe by keeping them out of the danger area. This mandatory special assessment to be voted on and subject to the owners within Kapoho Vacationland House Lots and this assessment to be \$150. per each lot per owner, thus allowing the community to give their input one last time and to make the funds available to it in such a fashion so as not to take away from the road fund, and if anyone wants to contribute more, they may. Chris Perry seconded the motion but the motion failed 31-41. Perry Miles motioned to amend Bill's motion to "educate and control vehicle access" in place of "gate" and include mandatory special assessment for all members, including farmlots and everyone votes. Randolph McCreight seconded the motion. Motion passes 40-31.

Greg reported on road improvements: Yamada submitted 2 type bids 1)resurface chip and seal with another layer 2)1" hot asphalt 16' wide on 70% of our roads for 51k. and they would fill potholes beforehand. At such a great deal he asked for another bid to do all the roads except cul de sacs and frontage subject to flooding, and Yamada came back with 71k. The road project will be completed after the water project this spring. He also reported on replacement stop signs on order and the constant problem of clearing brush for sign visibility.

Kirk discussed the annual budget. Assessments will go out mid April and by fall we will have more funds. We also have more lots this year because of Benjamas and Yunis subdividing. Teri Gagnon motioned to accept the budget and Richard Vasey seconded. Motion carried.

Shoreline determination: Rumor has it that the State may form a commission to do a major shoreline determination because the County can't enforce their setbacks unless the State draws the line on their shorelines. This could affect as many as 100 out of 200 lots, our assessments and property taxes if deemed unbuildable.

Sewage disposal: Linda Flanders spoke about water quality tests results and the health risks posed to ourselves and the public who frequents the beach front. Eric Schott, president of Kapoho Kai Water Association spoke about the policy in place requiring all new subscribers be notified that they need to comply with county regulations as per improvements to property and that there was a recommendation to VHCA from KKWA for CC&R's to guarantee that cesspools will eventually be a thing of the past in Vacationland. Discussion ensued that 70% of membership approval is required to add new CC&R's regarding cesspool upgrade to septic systems. Kirk asked the water board to draft language for this board to consider and we'll meet jointly to get some traction on this issue.

Election of Officers: Paul Charbonneau, Bill Parecki and Len Horowitz collectively have another year to serve while Kirk Flanders, Brenda Schott, Deborah Doran and Greg Braun fulfilled their terms. Kirk expressed his willingness to stay on a little longer to help with the transition. Perry Miles (Farm Lots), Joel Shockman (House Lots), Richard Shea (House Lots) and Stephen Lang (House Lots) all expressed interest in joining the Board. Each person gave a brief introduction of themselves and then stepped out while the community members voted, as instructed by Vice President Bill Parecki. Richard Shea, Perry Miles, Kirk Flanders and Stephen Lang were elected to the board and will re-convene for an organizational meeting at a later date where they will elect officers.

Deborah motioned to adjourn the meeting at 1:12 p.m. Paul seconded. Meeting adjourned.

Respectfully submitted,

Brenda Schott, Secretary

Signed copy on file

Corrected per 4.1.06 annual mtg

Paul Charbonneau motioned to approve and Perry Miles seconded the motion. Motion carried.