

Vacationland Hawaii Community Association

Minutes – Approved
Special Board of Directors’ meeting on March 02, 2008
Lehner Residence – Kapoho, Vacationland, House lots

Present: VHCA Board members: President – Richard Shea, Vice-president- James Lehner, Treasurer-Glady Christenson, Secretary-Jan Anderson, and Director: Tom Young
VHCA members: Betty Oberman, Mike Lewis, Linda Flanders, Bill Parecki, Theresa Haslett
Public: Arjuna McGowen (Recording Secretary)

1. CALL TO ORDER:

The meeting was called to order at 4:14PM by R. Shea, President

*R. Shea discusses agenda for meeting

2. ADMINISTRATIVE MATTERS:

***Point of Order:** minutes from Feb will be accepted in the next regular board meeting or by email, with consent of majority board members

Treasurer’s report:

G. Christenson – Report on file. Same report as last meeting

3. 2008-2009 BUDGET:

-R. Shea will work with G. Christenson to put together a budget in the next few weeks and send it to board members.

-this budget will be distributed to members at the annual meeting

4. AGENDA AND DETAILS FOR THE ANNUAL MEETING

a. Special assessments for Kapoho Kai paving.

***Discussion:** how have special assessments been used in the past?

***Clarification:** VHCA bylaws state that roads committees should establish a *comprehensive* plan as to the maintenance of roads

***Clarification:** The annual assessment is currently \$125 which can increase up to 10% by board vote; without annual membership vote.

Proposal: T. Young proposes resurfacing Kapoho Kai, fixing the beach front road, paving a critical intersection that interfaces with adjoining roads, material is needed.

***Clarification:** farm lots and house lots roads income and expenditures are kept separate for budgeting purposes

-\$25,000 a year is brought in for house lots assessments

-~\$45,000 a year is brought in for both house and farm lots

***Action: Motion** by T. Young seconded by J. Lehner to increase the annual assessment by 10%. **Motion passes** unanimously.

b. Loan authority for up to \$25,000.00

- This idea was tabled.

c. Topics for discussion at annual meeting

-Discussion of proposed road projects

- Roads and water front

- o House Lots roads 15mins question and answer
- o Farm Lots roads 15mins question and answer

-Discussion of water front

-history of guard position and funding for the position

*Discussion: the guard position needs a concrete job description

*Clarification: VHCA is not responsible for independent contractors action while they are on the job.

- Proposal: Linda Flanders presents her professional proposal for expanding the program to deal with growing visitor numbers to the MLC. \$158,000 could be generated by instituting a \$5 user fee on out of state visitors

*Discussion: How will this proposal be presented at the annual meeting? What should be done with the money generated from the proposed user fee? Is this a Farm Lots issue as well?

***Action: Motion** By J. Lehner, Seconded by G. Christenson that the board seeks membership opinion at the annual meeting about the proposal to institute a user fee for out of state visitors. **Motion passes** with a vote of 3 for, 2 opposed.

-General Discussion

-Annual Meeting Mail out

*Discussion: Should the names be included of those that are running for open seats in the annual meeting mail-out? Yes, if the info is received in time, names and bios will be included in the mail-out.

*Clarification: There is no limit on the amount of proxies a person can carry within VHCA bylaws.

-Annual meeting Day

*Discussion: How will proxy votes be dealt with at the annual meeting?

-Sheets of paper will be distributed indicating how many votes each member has. Members will write the names of the candidates for whom they are voting on the back side of these sheets.

d.***Action: Motion** by J. Lehner seconded by J. Anderson that the President or Treasurer of VHCA is authorized to execute in behalf of VHCA any applications or agreements among VHCA, Malama O Puna and/or the County of Hawaii, Pertaining to any grant funded by the County of Hawaii. This authority shall be in force until April 30, 2009. **Motion passes** unanimously.

5. NEW BUSINESS:

a. T. Haslett presents her concern that some houses in the House Lots, which are owned by a single land lady, are substandard dwellings. T. Haslett reported alleged physical aggression towards her from people associated with the houses stated above. The status of these dwellings needs to be brought to the attention of authorities, by individual lot owners and not VHCA.

b. ***Action: Motion** by J. Lehner seconded by T. Young to provide \$100 for road maintenance. **Motion Passes** unanimously.

6. ANNOUNCEMENTS & CORRESPONDENCE

-The next meeting will be the Annual VHCA Membership Meeting held on Saturday, April 12, 2008 from 9Am to 12 Pm at the Pahoia Community Center

-Envelope stuffing for the annual meeting will be held at 9am on Saturday March 8th at Asia Pacific Flowers packing House.

7. ADJOURNMENT

The meeting was adjourned at 6:53PM