

# Vacationland Hawaii Community Association

Annual General Membership Meeting on Saturday April 25, 2009  
Pahoa Neighborhood Center

Present: Mike Lewis, Vice President; Sheri Lehner, Secretary; Gladys Christenson,  
Treasurer; Tom Young; Kenny Parrish  
VHCA Members: recorded by Registrar, in Secretary file  
Public: Arjuna McGowen, Recording Secretary

## CALL TO ORDER:

The meeting was called to order at 9:12 by M. Lewis

## ADMINISTRATIVE MATTERS:

Members recorded at meeting by presence or proxy

Total #TMK's in VHCA membership is 304

- total includes 205 house lots, 97 farm lots, Pohoiki Vacationland, and Kumukahi  
Vacationland

- 76 (25%) needed for quorum (1 vote per TMK)

Recorded:

a) members in attendance	34
b) proxies –assigned for quorum only	20
- assigned to individual	31
- assigned to board as a whole	16 (11 house lots, 5 farm lots)
- assigned to board equal share	<u>5</u> (3 house lots, 2 farm lots)
<b>Total present for meeting</b>	<b>96</b>

## Approval of minutes from 2008 Annual Meeting

- Minutes read from 2008 Annual Meeting

**\*Action: Motion by T. Young** to approve minutes; **Seconded** by G. Christenson.  
**Minutes are approved unanimously**

## Treasurer's report

G. Christenson – Report on file

- Balance at end of year was \$43,000

## Discussion of the 2008-2009 Budget

- proposed budget on file

## COMMITTEE REPORTS:

### Audit committee

- N. Kramer reports on the committees internal audit

**Road Committees**

**J. Lehner – House Lots (Unit 1)**

- Improvements for the last year have been restricted to trimming
- There is a \$25,000 surplus in the road fund
- Resurfacing will need to be done

**M. Lewis – Farm Lots (Unit 2)**

- Funds are set aside for paving on intersections. Awaiting a drop in the price of oil.

**T. Young – Wai'Opae Road Repair**

- Shoreline certification has been completed.
- An environmental assessment needs to be completed
- A water quality certification and other permits will need to be obtained
- Ron Nicoles has agreed to draw up plans for the project for \$3,000
- Initial bids came in at a cost of \$125,000 - \$250,000

**NEW BUSINESS**

**Vote on special assesment to be imposed on all House Lots TMKs (in plats 67; 68; 69; and 70)**

\*Discussion: The Board takes questions from members.

**\*Action: Motion** by H. Phillips **Seconded** by T. Young to add a line stating “or more desirable terms as determined by funding sources” to the *Rate* section. **Motion passes unanimously.**

Call to question

By a vote of 34 for and 30 against. This vote passes.

**Vote on the authority for Association to borrow up to \$250,000 to pay for the paving project and related costs. The loan would be for no more than seven years, at an annual interest rate of no more than eight percent.**

**\*Action: Motion** by H. Phillips **Seconded** by T. Young to add a line stating “or more desirable terms as determined by funding sources” to the last section. **Motion passes unanimously.**

Call to question

By a vote of 47 for and 34 against. This vote passes.

**Election of Directors (three seats)**

**Nominations**

- Greg Braun
- Pat Kelly
- Steven Lang
- Bill Parecki
- Tom Young

**New members**

Greg Braun  
Patrick Kelly  
Tom Young

**ANNOUNCEMENTS & CORRESPONDENCE**

The next Board of Directors meeting will be held on Friday May 15 at 10:00 a.m. at the Lehner residence.

**ADJOURNMENT**

This meeting was adjourned by M. Lewis at 11:36 a.m.

Respectfully submitted,

Sheri Lehner, Secretary