

VHCA BOARD OF DIRECTORS MEETING MINUTES DRAFT

SATURDAY, MARCH 2, 2013 AT 9AM, 14-5049 WAI'OPAE RD.

BOARD MEMBERS PRESENT: G. Braun (President), M. Lewis (Vice President), S. Lehner (Treasurer), P. Kelly, R. Shea, M. Phillips (Secretary).

PUBLIC: J. Lehner, K. Flanders, C. Dumond, G. Banks, H. Phillips, L. Oberman (briefly).

CALL TO ORDER: At 8:57 am.

VHCA MEETING RULES: Agenda items will be discussed by the board first. Responses by the public will be limited to 3 minutes.

MINUTES of 2/9/13 were approved unanimously (R. Shea moved, M. Lewis seconded).

TREASURER'S REPORT: Our balance as of 1/31/13 is \$98,060.69, house lots showing \$60,355.07, farm lots \$-3,038.77 (without the Yunis payment), coqui grant \$118.60, water front \$40,625.79 (deposit as of 2/21/13 is \$52,933.01, accounts receivable \$67,885.70, liened accounts \$46,529.69. To help with budget projections, S. Lehner also reported that in 2011 farm lots spent slightly over \$10,000, in 2010, slightly under \$10,000.

ROADS: A letter was submitted to the board, announcing the resignation by C. Biltoft as RCAC chairman.

HOUSE LOTS: After the stakes on the Wai'Opae/Ho'olai corner were found to be inside both the hedge and the fence, G. Braun offered to talk to the property owner, to reach an agreement on what is to be done to increase sight distance for safety purposes, to be followed by a letter. He will also contact the owner of the Kapoho Kai/Kahi'loli property, since the renter is causing an ongoing problem. Our attorney will send a letter to the tenant, promising a civil injunction, if work in the right-of-way is interfered with.

FARM LOTS: M. Lewis' work with his side mower is greatly appreciated by farm lots and house lots owners.

BY-LAWS COMMITTEE: After perusing the proposed changes to the by-laws, our attorney found no conflicts with our judgment, charter, or HI statutes, but made many minor changes.

- ◆ STANDING COMMITTEES: After the public's input it was agreed to keep Roads and Common Areas, Audit, and Mailboxes committees.
- ◆ MANDATORY ASSESSMENTS can only be used for Roads and Common Areas expenses. Other moneys, like donations can be used for other expenses K. Flanders disagreed and presented a letter with his recommendations.
- ◆ SUBDIVISIONS: R. Shea plans to read a letter at the general meeting, explaining the necessity of our proposal to charge \$10,000 for each new lot created by subdivision. This fee could be waved, should the county go back to its previous road improvement requirements.
- ◆ ACTION WITHOUT MEETINGS was agreed on by all.
- ◆ CORPORATE RECORDS stay in place. A reasonable number of copies can be made for a charge.

Letters to property owners will include proposed amendments and refer to the complete by-laws document on our website, with proposed changes high-lighted. At the annual meeting, any board member can make the motion to pass the proposed changes in their entirety. Separate motions will be needed to keep or strike individual amendments. Our attorney will be present to answer questions. M. Phillips moved to approve the changes, S. Lehner seconded , and the motion passed unanimously.

MAILBOXES: Out of 85 boxes used by individual property owners, 58 are paid up. Follow-up letters will be sent to those who did not answer. Ted Moews is redesigning the shelter, but agrees it will not keep out rain, unless mailboxes are moved. A suggestion as to enforcement was, that in order to be a board member, the property owner had to be a member in good standing as to mailbox payment also.

OLD BUSINESS:

- ◆ WAI'OPAE ROAD REPAIR – no progress

- ◆ ANNUAL MEETING PREPARATION: G. Braun will write the cover letter for the annual meeting, with a reference to our new ROW policy on our website. R. Shea will write the “subdivision” letter. Property owners without access to a computer can send a stamped self-addressed envelope to receive a copy of the ROW policy and/or the proposed by-law changes. We also need proxy forms and a 1 page summary sheet. We will assemble letters on March 16, at 9 am, at 5049 Wai’Opae Rd.
- ◆ BUDGET PREPARATIONS: \$125,000 will be budgeted for the Wai’Opae repair. The budget meeting will commence immediately after adjournment of this meeting.

NEW BUSINESS: R. Shea moved to appoint the audit committee, consisting of B. Oberman, G. Banks and C. Dumond, with C. Dumond being committee chair, to perform a simple financial audit, and put findings in writing by April 13. M. Phillips seconded the motion and it passed unanimously.

ANNOUNCEMENTS AND CORRESPONDENCE: K. Flanders showed board members a map of the MLC and was told that all are still in favor of acquiring Hara property to lighten visitor traffic on our private roads.

NEXT MEETING: April 20 (General Meeting)

ADJOURNMENT: at 10:58 am.