

VACATIONLAND HAWAII COMMUNITY ASSOCIATION INC.

ANNUAL MEMBERSHIP MEETING MINUTES

SATURDAY, APRIL 20, 2013 at the PAHOA COMMUNITY CENTER

BOARD MEMBERS PRESENT: Greg Braun (President), Mike Lewis (Vice President), Sheri Lehner (Treasurer), Pat Kelly (Director), Chris Biltoft (Director), Richard Shea (Director), Marlene Phillips (Secretary)

PUBLIC: Member registration on file.

CALL TO ORDER: The meeting was called to order at 9:10 am by G. Braun. A quorum was established with 91 TMK's represented by members and proxies. G. Braun asked to have the agenda amended by opening the floor for discussion. S. Lehner moved, P. Kelly 2nded, and the motion passed.

UPDATE ON WAI'OPAE ROAD PERMITTING PROCESS: S. Song (our attorney) gave a summary of the steps taken by VHCA so far to obtain a road repair permit, which has been a challenging task, since some parts of the road have deteriorated to below shoreline level. Our next step in the process is a 401 certification (Clean Water Permit), which will cost approximately \$20,000. S. Song and several VHCA members have met with the engineer, who would guide us in best management practices to avoid contamination during construction.

INTRODUCTION OF AND VOTE ON PROPOSED BY-LAW CHANGES: R. Shea took members through the progression and content of the proposed by-law changes, which his committee (consisting of R. Shea, S. Lehner, C. Biltoft, and later M. Lewis) worked on and presented to the board. The main reason for amending the by-laws was the refusal by the county to enforce road improvement and water connection requirements for subdivisions. Until that changes, VHCA will require a special assessment per new parcel created (amount to be adjusted for inflation). Another by-law change was that annual assessment moneys can only be spent on road matters. C. Biltoft took issue with several of the proposed changes and moved to clarify section XII/G by changing it. M. Fleming 2nded. Members voted 8 for and 46 against making the change. J. Anderson moved to accept all changes, and T. Young 2nded. Members voted 47 for and 7 against adopting the new by-law changes.

APPROVAL OF 2012 ANNUAL MEETING MINUTES: D. Shaw moved and T. Moews 2nded to approve the minutes. Motion passed.

TREASURER'S REPORT: S. Lehner reported that as of March 31, available funds are \$105,536.39: House lots \$56,591.52, Farm lots \$5,012.89, Coqui Grant \$118.60, Waterfront Donations \$42,447.88, Mailbox fund \$1,365.50. Accounts receivable (53) were \$55,566.40; liened accounts (22) \$44,910.01. 3 liens were released and there are 7 new liens. For the current fiscal year, 10 TMK's are delinquent by 2 years. All costs and legal expenses incurred by the liening process are passed on to the property owner.

PROPOSED 2013 – 2014 BUDGET can be viewed on the VHCA website. An assessment raise is likely, to lessen the need and amount of special assessments. The Waterfront committee continues to fund the Tide Pools Information Officer (N. Rutledge), who is a big asset in educating visitors and keeping the area clean and orderly. G. Braun encouraged property owners to back the Puna Community Development Committee in its efforts to acquire the surrounding Hara property with the 2% Fund, which could significantly reduce the visitor traffic in Vacationland. B. Oberman suggested applying for the HTA grant again, even if it means hiring a grant writer. The ROW committee continues in its work to establish a 20 ft wide and 13.5 ft high safety corridor on our roads. Measures need to be taken to assure that visitors park only in designated areas, which will eliminate the need for rocks being placed in the ROW.

ELECTION OF DIRECTORS: 4 members volunteered for 3 vacancies. All former board members were re-elected (R. Shea, P. Kelly and G. Braun).

ADJOURNMENT: was at 11:24 am by G. Braun.