

## VHCA BOARD OF DIRECTORS MEETING MINUTES

SATURDAY, FEBRUARY 8, 2014 AT 14-5049 WAI'OPAE RD.

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

PUBLIC: G. Banks, S. and S. Compton C. Dumond, K. Flanders, J. Lehner, M. Miyatake, H. Phillips, C. and K. Segovia.

CALL TO ORDER: At 9:01 am by G. Braun

MINUTES of the 1/11/14 meeting were approved (S. Lehner moved, C. Biltoft 2nded).

TREASURER'S REPORT: Our balance as of January 31<sup>st</sup> is \$149,901.86: House lots \$80,351.46, Farm lots \$7,421.15, Waterfront donations \$51,153.36, Mailboxes \$10,975.89. Accounts receivable are \$56,007.11, Liened accounts (22) \$49,357.81, Payments received on liened accounts \$5,546.97. Waterfront donations deposited (01/02/14) are \$68,186.61.

### ROADS:

#### HOUSE LOTS:

- J. Lehner supervised routine cutting and assessed what needs to be done in cul-de-sacs.
- G. Braun has notified affected lot owners on Kahi'ina Place..

#### FARM LOTS:

- G. Braun and M. Lewis are in the process of filling road depressions and grading.
- G. Braun moved to approve \$600 for the purchase red cinder, M Phillips 2nded. Motion passed.
- Many e-mails were sent to board members by property owner J. Weber expressing his dissatisfaction with the recent ROW spraying. Others complained also. Mow-able areas will not be sprayed again. G. Braun will contact Smiley regarding mowing.

### OLD BUSINESS:

- Wai'Opae Road Repair: Our engineering firm has completed and sent in the application with fee to the State Health Department. We await their reply.
- Annual Meeting: G. Braun presented a draft for the annual letter. R. Shea will draft an addition regarding costs incurred due to non-cooperation of a house lots owner. On the annual meeting agenda, voting for board members was moved from the beginning to the middle of the meeting.
- Audit: The audit concentrated on income and a suggestion was made to deal with discrepancies in charging non-commercial vs. commercial rates. This was addressed under New Business.

### NEW BUSINESS:

- CER Survey: The Puna Development Committee is asking subdivisions to identify additional evacuation routes. We already have four and need no additional ones. R. Shea will reply.
- House lots Parking Proposal: The committee under R. Shea met several times and formulated an interim plan (before repair of Wai'Opae is completed). They are proposing to reduce the number of parking spaces to 10 – 12 at the tide pools and 9 – 10 on Kapoho Kai, none in the flood zone. Signage will be put up for non-parking areas, and to clearly designate parking spaces (permanent). Gravel and paint on the side of the road will be added (check SMA). A

drop-off area will be provided. A second contractor will introduce our new parking rules at the entrance to house lots on weekends, and will leave friendly reminders on cars parked improperly. Repeat offenders to the new parking rules will be documented (photos, dates, license plate numbers) and eventually will have their cars booted and/or be charged with trespassing. Money to implement the plan will come from waterfront donations. R. Shea moved to authorize the continued planning and using waterfront donations for funding. M. Phillips 2nded. The motion passed.

- 5-Year Pavement Plans for house lots and farm lots: House lots will set aside \$25,000 per year for paving and repair in the following order of priority: 1) Pave Wai'Opae. 2) Pave the cul-de-sacs with asphalt. 3) Repair surface of Kapoho Kai as needed. Farm lots will repair paving on Pua O Kapoho and spend \$10,000-\$15,000 each year to fill, grade, add gravel and chip-and-seal, in the following order of priority: 1) Kumuloulu south from KBC Rd.. 2) Ililani from Halepueo to northwest. 3) Kumuloulu from south to north. 4) Ililani repave from KBC Rd. toward Halepueo. 5) Ililani from KBC Rd. south. S. Lehner moved to approve the plans and M. Lewis 2nded. Motion passed.
- KKWA loan proposal: K. Flanders composed a written KKWA loan proposal to VHCA, to pay for the Wai'Opae road repair. G. Braun stated that a funding mechanism (special assessment) is already in place. The topic will be put on the annual meeting agenda.
- Creation of committee to set assessment rates: C. Biltoft moved and S. Lehner 2nded to form a temporary committee to identify commercial vs. non-commercial use of lots, for the purpose of assessment. Members are S. Lehner (chair), C. Dumond, and M. Phillips.

NEXT MEETING: March 1<sup>st</sup>, 2014 at 9 am at 14-5049 Wai'Opae Rd.

ADJOURNMENT: at 10:53 am.

Executive session followed.