

VHCA BOARD OF DIRECTORS MEETING MINUTES
Saturday, February 4, 2017 AT 14-5049 WAI'OPAE ROAD

BOARD MEMBERS PRESENT: M. Hughes (President) G. Banks (Vice President), J. Anderson (Treasurer), L.Gilmore, (Secretary), H. Phillips, and C. Biltoft

PUBLIC: J. Lehner, M.Lewis, M. Phillips, S. Lehner, B. Parecki, K.Flanders, B.Oberman, T. Knott, M. Fleming, M. Johnson, M. McDaniel, D. Segetic, P. Kelly, M. Miyataki

CALL TO ORDER: at 8:59am by President M. Hughes

MINUTES of the 11/19/16 and 1/23/17 meetings were approved unanimously. (G.Banks moved for approval, C. Biltoft 2ndd).

TREASURER'S REPORT:

The checking account balance as of December 31, 2016 is	\$204,529.32	
House Lots	\$145,424.52	
Farm Lots	\$983.85	
Waterfront Donations:	\$51,000.64	
Mailboxes:	\$7,120.31	
Accounts Receivable:	\$75,510.96	
Unpaid Liened Accounts	\$61,524.60	(19)
Waterfront Donations Deposited	\$92,884.71	
Property Transfers this Year	16	

ROADS:

HOUSE LOTS:

G. Banks noted there were chuckholes developing on Kapoho Kai. It was decided to have a House Lots Roads Subcommittee meeting to address this and other issues and then report to the Board.

#2 some trees and bring in cinder to improve the parking area and increase safety. Discussion followed about extension of the parking area, speed limit signage on Kapoho Kai, and participation in subcommittee meetings.

FARM LOTS:

M. Hughes reported that Farm Lots had spent the money in their account for the necessary road maintenance and continues to have money coming in for mowing and trimming as needed. (G. Braun, Chair, was absent)

WATERFRONT COMMITTEE:

#1 - C. Biltoft reported that problems with parking on Wai Opae have diminished greatly. There have been discussions about putting rocks/signage in areas where visitors may assume there is parking after the Wai Opae repair has been completed. More discussion and a solid plan for signage needs to follow.

#2 – C. Biltott provided a quick update on the work by A. Compton and her husband who are preparing a five minute video regarding the Wai Opae tide pools. The video is stressing education and conservation, incorporating different perspectives of those who live here and utilize and enjoy the tide pools

Additionally, there was discussion with DLNR about signs that have the QR codes printed on them that would direct people with smart phones to a website that also provides educational information to ensure protection and preservation of the coral reefs and ocean.

#3 – C. Biltott spoke to the acquisition of the Hara Property by the County of Hawai'i. The property encompasses approximately 500-600 acres and for now will be designated as a conservation easement. Group discussion followed about the designation as a park, but it was noted that there are not sufficient funds at this time. Mayor Kim has noted that he thinks the price is too high, so the purchase has not yet been finalized.

#4 – C. Biltott announced that the Cape Kumukahi Foundation has been re-activated and will be education and conservation oriented. K. Flanders added that the long awaited signs that designate the boundaries for fishing outside the MLCD were recently received from DLNR and that volunteers will be needed to help with installation. Discussion followed about Carsonite signposts and possible usage.

OLD BUSINESS:

WAI'OPAE ROAD REPAIR: J. Lehner reported that things are moving on schedule and the first pour should begin in 2 weeks. (A meeting regarding the Wai Opae road repair was held immediately following this Board Meeting.)

ANNUAL MEETING UPDATE: L. Gilmore reported that this year's annual meeting would be at Pahoa High School (barring objections). The Pahoa Community Center had no rooms available for our meeting date (April 29, 2017). J. Anderson volunteered to put up signage as the last few meetings have been at the Community Center and it has been awhile since VHCA has used the Pahoa High School for the Annual Meeting.

VHCA NEED FOR BOARD PARTICIPATION: M. Hughes noted that of the seven-member board, three will not be returning and those vacancies must be filled by a vote at the Annual Meeting in April. We should be educating our neighbors about the upcoming Board vacancies and encouraging them to serve on the Board. A discussion followed about allowed absences and telephonic voting/participation; the latter would require changes in the VHCA bylaws.

NEW BUSINESS:

ASSESSMENTS in 2017 – M. Hughes began the discussion noting that assessments are determined by the incoming Board immediately following the Annual Meeting, and according to the bylaws, can be raised up to 10% without notification to all affected. We are beginning the Wai Opae repair and there is no need for a Special Assessment. S. Lehner suggested there might be a need for a bylaws change because assessments are voted on immediately following an Annual Meeting. Discussion followed and H. Phillips recommended that there be no raising of assessments and first learn how to budget as an association according to current needs.

FLETCHER PROPERTY – C. Biltott began discussion about the property inland of the Kaheka stub-out and his efforts to identify the current owner. After Tropical Storm Iselle in 2014, the owners walked away from the property and left it in dangerous disrepair as far as health and human safety are concerned. K. Flanders provided background information and a timeline of his efforts with County to get this resolved and discussion followed about this and the Miyataki property. B. Parecki volunteered to research the real owners, as the taxes are being paid by Lereta LLC, a holding company. J. Anderson volunteered to contact the County and see what could be done.

VENDING in VACATIONLAND – B. Oberman reported that while outside vendors selling jewelry, coconuts has been discouraged, the children of property owners setting up tables selling fruit or juices, while in VHCA right of way has not. The question was raised about the need to address this formally though a change in the bylaws. G. Banks made a motion to check on the liability issue, but there was no second, so the motion was dropped. J. Anderson made a motion to install “No Vending” signs. H. Phillips, 2nded and the motion was approved unanimously. J. Lehner noted that the location and the purchase of the signs would be discussed in the next Parking Lot Subcommittee meeting.

ANNOUNCEMENTS AND CORRESPONDENCE:

LETTER FROM G. REAM – letter received in December seeking a waiver of assessments he has not paid on three parcels since 2005 totaling over \$9,000.00. At the request of the public members present, the letter was read aloud. G. Banks had prepared a draft response. J. Anderson volunteered to edit the draft and send it to the Board for approval by email.

NEXT MEETING: 9:00 am, Saturday March 11, 2017 at 5049 Wai Opae.

ADJOURNMENT was at 10:20 am