

Vacationland Hawaii Community Association Meeting Minutes
Feb. 10, 2018

Action Sheet

T. Edwards Hunt makes the motion to authorize the spending of up to \$40,000 for the asphalt concrete paving of three cul de sacs. C. Biltoft seconds. The motion passes with a unanimous vote.

T. Knott makes a motion that we approve \$500 for an update on signs. C. Biltoft seconds. T. Edwards Hunt suggests that the issue of the signs be tabled until there is a general discussion on signs. T. Knott ultimately withdraws his motion.

T. Edwards Hunt makes a motion that we circulate the information far and wide, on our website and potentially creating a pamphlet that we can share with area vacation renters and residents. C. Biltoft seconds. (4 in favor, and G. Banks abstains until he receives more information.)

C. Biltoft makes a motion that we include details about the Cape Kumukahi Foundation Wai`Opae Reef Steward Program be included in the annual mailing. T. Knott seconds. All vote unanimously in favor.

G. Banks makes a motion for the Waterfront Committee to act as a liaison with the Cape Kumukahi Foundation and any other agency aiding VHCA with waterfront management. Kirk seconds. All vote unanimously in favor.

Meeting called to order at 9:32 a.m.

Quorum established with Vivian Mark, Gary Banks, Tiffany Edwards Hunt, Chris Biltoft, and Tom Knott. (Kirk Puuhau-Pummill arrives moments after meeting commenced.) J. Garramone was absent and excused.

V. Mark makes introductions with those present in the audience. Those present included: Greg Braun, Jim Lehner, Hart Phillips, Steve Compton, Rob Custer, Beth Custer, Kirk Flanders, Jennifer Hultz, Daniel Newell, Susan Kim, Richard Shea, Mitch Miyatake, and Debi Sigetic.

T. Edwards Hunt read through the Nov. 4 action sheet summarizing 10 pages of meeting minutes. The vote is unanimous in favor of approving the meeting minutes. (It was unclear who made the motion and seconded it in favor of approving the Nov. 4 meeting minutes.)

Treasurer's Report — There is \$127,493.46 in the VHCA account. G. Braun sought a report on funds available to Farm Lots, however T. Knott did not have that detailed information, due to the time of the month and the lack of the latest account information. T. Knott uses information he receives from accountant Chris Hannigan via Sheri Lehner. G. Braun is awaiting that detailed information in order to prepare an annual meeting report.

Kirk is concerned about accounts receivable, seeing account going up and up regarding the amount of money that is owed to us. He plans to work closely with Tom in order to get a more accurate picture of the amount of money due to the association from delinquent

Vivian Mark has a couple of things in her report. This is the last scheduled meeting of the board. After annual meeting, there will be another board. She thanks the board members for their participation. As board chairwoman, she spent a lot of time looking through both the charter and the bylaws to try to figure out how to best continue moving the organization forward, because that was then and this was now and things have changed. She didn't have a lot of time to do it, but she did note there are three standing committees: roads and common areas, audit, and mailboxes. She is not really sure if those committees should remain standing committees. Last year VHCA did an audit. Betty Oberman and Debi Sigetic were involved. After the coming annual meeting, T. Knott is expected to remain as treasurer. She suggests an audit be done next year. The audit can be done on the treasurer's and the secretary's records. Importance of that is that we do have to have our records available for auditing.

Standing Committees

Farm Lots Road Committee.

G. Braun: Since last report, Mike Lewis, who will be moving, has passed on things to him. He found a great person to mow in the Farm Lots. Has a 360-degree golf-course type mower. \$300 - \$400 cost to mow every few weeks. He does a lawn mower job. He graded Kumulolou Road with his Bobcat in early January; since that is a road he uses all the time. But the rains wiped it out. He will do it again, but he would like to be reimbursed for the diesel he uses. The situation on Kumulolou is that it's basically lost its cinder. He would like to run base coarse along Kumulolou from KBC Road to Moani. That is where the area is thinnest as far as road materials. Very little material left. Cost of 18 tons is \$496. 20 tons is \$535. He recommends 20 tons. There are a couple of areas where he has tried to fill in holes with excess rocks from his farm. T. Knott suggests that he look into recycled asphalt and he suggest G. Braun do so. Existing chip and seal roads have developed potholes and eroding of sides. He wants to get seven bags of Cold Patch (asphalt in a bag). He wants to address easement encroachment problems, and bring in someone who is competent with a chain saw to be paid \$15 to \$20 per hour to try to reclaim easements. V. Mark suggests that his committee should decide on this. One of the reasons why G. Braun wants to know the exact amount of money is available, so he can determine how much money he can play with. T. Knott tells him that the proposed budget was \$17,000. They had \$11,000 left, as of November, according to G. Braun. There was a problem with one of the farm lots available. Empty lot next to j. Garramone, where the guy is skirting County regulations and then there are some suspect workers. Farm Lots residents are in regular communication with county Planning Department. The developer is building bungalows that he is calling storage units. Early on he had said he was building a yoga camp, but that is not permitted use. Also, there is a property in foreclosure by Nationstar Mortgage.

J. Lehner says that the Roads Committee had a couple months ago, and they determined that any of us who do work for the subdivision could be reimbursed for their work. He gives G. Braun clearance to reimburse himself.

G. Banks inquires about the security and neighborhood watch issue, and then G. Braun tries to respond, but V. Mark interrupts. She clarifies that J. Garramone is involved in that. C. Biltoft says that on the trimming issue, he wants particular attention to be paid to the intersections. G. Braun agrees, and notes that he sprayed the corner of Kumulolou and Moani, because the grass was so high, also Kumulolou and KBC intersection was sprayed. He cuts back trees there. These are roads that he drives on, and when he sees something, he gets out and trims.

G. Banks notes that he has \$1,000 expenditure that Roads Committee could use without board coming back for approval. G. Braun hasn't used those funds to date.

Note: At a March 10 meeting, the VHCA board approved a motion to include a Farm Lots Committee report prepared by J. Garramone, which inadvertently was not referenced during the Feb. 10 meeting. That report is attached.

House Lots Road Committee

G. Banks had a meeting and started discussions about paving the three courts, or cul de sacs. It's about \$30,000 estimate. The water lines need to be moved just a little bit. He is here to get the money to do the cul de sacs. KKWA hired Drainpipe Plumbing to do the preliminary work before the proposed paving occurs. Parts should be in by the end of February. They will do cul de sacs first and then other subdivision work. Kyle gave the best estimate. Negotiating details of the contract with Kyle Pua, and what we ended up with, optional part of bid, there is a bid that is slightly higher than came here before because some people gave recommendation on things... Instead of an inch and a half of asphalt it is going to be two inch. Wherever there is fill, like Kahi Ina, substantial amount of fill in middle part, there will be asphalt on the sides. The roads will be crowned and he is going to use asphalt binder at the bottom to make this thing stick together well. They have incorporated sweeps for turning — 10-foot wide sweeps going in to a 10-foot sweeps going out into a 40-foot wide circle, or easement. The bid is \$33,500. If we want to raise up Kahi Koa, the middle cul de sac by 6 inches, the bid would go up \$1,500 to \$35,000. That would include raising it up and asphalt sides, so it doesn't get undermined.

Hart Philips is asking for permission to raise the center cul de sac. He is asking for \$40K.

T. Edwards Hunt makes the motion to authorize the spending of up to \$40,000 for the asphalt concrete paving of three cul de sacs. C. Biltoft seconds.

Kirk expresses reservations about the lack of a formal survey. H. Philips identified the center of the cul de sacs. They found enough pins in order to determine the center and they will pave as straight as possible following the existing roadbed. We have no problem fitting a 10-foot road in a 40-foot easement. There is a problem locating the water lines. That will be part of the job. They will not be re-routing the main lines. Kirk suggests, as long as they are doing it, why not have them plumb out where the pavement is going to go. J. Lehner notes that is what they are going to do. V. Mark notes there is a motion on the floor.

T. Knott notes that because of the widespread difference between Kyle Pua and Drainpipe Plumbing, he doesn't feel certain that we are going to get it within that number. H. Phillips notes that Kyle is experienced. He is a little uncomfortable in the nature of the contract. Mike says that this is how they do it. He writes was his intended work would be. T. Knott inquires about the grade of hot mix. J. Lehner says it's always been chip and seal. He says he is willing to help out with this, in order to ensure that the bid doesn't go over \$40,000. Their practice is not to have a

signed contract, just an emailed work intention. H. Philips wonders if he can do that. G. Banks, as a board member, needs to finalize the negotiation.

Now the motion is read again. V. Mark wants to change the wording of the motion. She is mixed up on the type of material used for the road. The motion as it is read stands. It is unanimous in favor.

Meanwhile, G. Banks speaks on the work he is having Don do in subdivision right of ways. H. Phillips suggests that one or two drop poison (Milestone) to poison some of the threes that are currently being trimmed. V. Mark inquires about the poison. J. Lehner notes that this is what is used to kill Albizia. Milestone is a replacement for Remedy and considered less toxic. It is very effective, according to H. Philips. He notes that it should be used in accordance with instructions. Kirk Flanders expresses his concern for potential conflict with landowners with intended tree cutting. V. Mark makes a suggestion to include in the contract to make people aware of what is going on. V. Mark is not really clear on his mission. K. Flanders notes that usually the telephone pole is the happy medium for things. G. Banks notes that the work is happening no more than 3 feet from the pavement, as previously approved by the board.

Visitor Parking

J. Lehner notes that have people parking out on the road. It's been three and a half years. There was a meeting about four weeks ago. Asked for asphalt and the removal of 13 trees, along with a new toilet. Board approved via email vote a few weeks ago. Trees have since been removed and a gravel delivery occurred. There are at least 70 cars at a time out there. The donations have been going up. In October and November \$1,500 per month, and there was \$1,700 in January. Already in February, the donations are \$600. Signage has increased to notify people of the toilet and donations box. He notes that people are coming up and thanking him and Oberman. "We have created a monster because there's people coming here. But on the other hand we are able to harbor that."

Kirk suggests that we need to be cohesive on that, because Kirk has something to bring up about that. Kirk expresses concern for the amount of people that we are accommodating and how many coconut trees are we going to clear out to accommodate visitors. He suggests a sign that if someone is parking at a certain point, then there are at least 75 other visitors who are present.

T. Knott makes a motion that we approve \$500 for an update on signs. C. Biltoft seconds. T. Edwards Hunt suggests that the issue of the signs be tabled until there is a general discussion on signs. T. Knott ultimately withdraws his motion.

Parking Area. V. Mark describes Park and Walk Management Way. She reads a one-page document detailing the history of the Wai`Opae Tidepools Marine Life Conservation District, which she put together with the help of Department of Land and Natural Resources.

T. Edwards Hunt makes a motion that we circulate the information far and wide, on our website and potentially creating a pamphlet that we can share with area vacation renters and residents. C. Biltoft seconds. (Four in favor, and G. Banks abstains until he receives more information.)

Waterfront Committee

C. Biltoft circulated information about Waterfront activities to board members. They are working on the Wai `Opae Waterfront area. They have been putting in a lot of work on the mauka side of the road, and they have chinked it in so it hopefully won't wipe away in the next big surge. Before the next big surge, we are hoping to get the large rock in to secure the smaller rock. He is also looking to see about planting that seashore pascaleum — grass that survives in the water — to see if it will hold. Waterfront Cleanup — Aaron Milewski will be leading a shoreline cleanup today. He is focused on a particular frontage where debris accumulates.

Nature Conservancy is partnering with UH Hilo for a tide-monitoring program in the area. Among the research areas are between the Biltofts and the Flanders, the Phillips pond, and the Miles pond that is in Farm Lots, being a half-mile in to the area. Phillips says they are researching the various elevations and the relative pond depth. Rose Hart is leading the study.

C. Biltoft and his wife, along with G. Braun, drafted a letter regarding the Hara property purchase. They are trying to get it out of ownership by the Hara trust into a conservation easement in the County. It's all been approved by the last administration, and right now it is sitting on the mayor's desk. They sent a letter urging him to take the final step to go through with this purchase. The first thing that will happen is that the property could be potentially developed as a shoreline access in the future. That is the point of their support for the purchase. They also want to see the shoreline preserved and not developed into a subdivision.

Richard Shea expresses concern because there are a number of points of access into that property. Presumably, if the County takes that property, they can use any one of the points of access. K. Flanders notes that they have to quit claim the access. That's the point we want to make sure is that those all get dissolved if the deal goes down. V. Mark says that as recently as a week ago, when the realtor was contacted, the contract includes the access issue.

Another thing that he has been trying to get approved for awhile, a ROW policy amendment having to do with public parking on the right of way. He shares the proposed ROW policy. The idea here is we want to put something in the ROW policy about public parking.

C. Biltoft notes the proposed addition in the Farm Lots ROW policy: Public parking on the ROW for commercial purposes or vending is prohibited. Residents engaging in commercial activities shall provide on-site customer parking.

J. Lehner objects, noting that this issue should be taken up at committee level. K. Flanders says that this is a commercial issue as much as it is a ROW issue.

D. Sigetic says this doesn't address the issue of residents using ROW for their own purpose. J. Lehner notes that there is something already existing, and Biltoft notes that that is an aspiration. She notes it is not enforced. V. Mark reads from the policy that states that there is no on-road parking, with short-term parking acceptable for residents and their guests. C. Biltoft notes that there are floods here and we occasionally get high tides and need to move our vehicles to other areas. V. Mark asks if it is possible that this be taken up at committee level. He contends that this has been taken up at committee level. K. Flanders thinks that the parking issue is getting up with commercial activity. What's really being hit at is the commercial activity. T. Edwards Hunt expresses support for the proposed policy, as long as the lemonade stands and yard sales of a vibrant community can still occur, and the policy is focused specifically on commercial vending.

J. Lehner notes that we are trying to keep the meetings short, and he objects to the issue being taken at committee level. But then K. Flanders notes, where do you bring up the matter, when you are talking about commercial activity. V. Mark states that that is a conundrum, since there are only three committees. K. Flanders points out that she can create any kind of special committee.

C. Biltoft notes that the Cape Kumukahi Foundation has been re-established and launched the Wai`Opae Reef Steward Program. He provided a one-page sheet detailing the program.

C. Biltoft makes a motion that we include details about the Cape Kumukahi Foundation Wai`Opae Reef Steward Program be included in the annual mailing. T. Knott seconds. All vote unanimously in favor.

C. Biltoft raises a cesspool discussion and J. Lehner states that 35 out of 80 cesspools have been converted.

Meanwhile, C. Biltoft notes that CKF, being a 501 © 3 non-profit agency, and it can receive funds. Among the agencies they are looking to receive funds is the Hawai`i Tourism Authority. CKF will potentially pursue funding, or respond to RFP. Debi Sigetic notes the work that they had done last year and ascertained that VHCA couldn't respond to the RFP, not being a 501 C 3. This time they will look into it, going through CKF. C. Biltoft hopes that the RFP will result in a marine conservation or water conservation officer. C. Biltoft knows the sensibility of this HTA funding source going toward such an officer, with our community being so heavily impacted by tourism.

T. Knott inquires as to whether CKF is willing to take this on, and C. Biltoft says that it is his understanding they are; they just need to see the RFP first. K. Flanders, H. Phillips, T. Knott is on the board. K. Flanders says that this is the third leg — there is the water association, VHCA, and the non-profit. He envisions a partnership. The broader vision is the need for a live body, an informational officer of some sort, who could track visitor usage and impact. That might be the right grant, HTA, and there could be others. With the luas, there could be potential reimbursement from the federal Clean Water Act.

R. Shea expresses reservations about the combination of board members for the various groups. He suggests that those on the board who are involved with CKF should abstain from voting, if there is a board vote on the matter. Richard Shea suggests that CKF broaden their reach beyond HTA.

G. Banks makes a motion that VHCA partner with an outside agency to pursue funding. T. Edwards Hunt seconds for discussion. But she suggests he re-word the motion to reflect the following:

Waterfront Committee will act as a liaison to the Cape Kumukahi Foundation and any other agency aiding VHCA with waterfront management. K. Puuohau-Pummill seconds. All vote unanimously in favor.

SMA amendments

V. Mark notes that there is a group of people who are concerned about the signs. She has a petition and photos. She suggests that the Signs Committee take up the matter. She suggests that there be a sign inventory conducted. R. Shea asks for the text of the petition. H. Phillips asks to hear the signers as well.

“The undersigned feel that our subdivision has too much signage and obstacles blocking the roadway. This would be a review.” There are 32 signatures, however not all are legible, since names were not printed along with the signatures.

H. Phillips notes that there have been signs that have been stolen and vandalized. J. Lehner agrees that a sign review is needed. T. Edwards Hunt suggests that this needs to be taken up at committee level. R. Shea says he lives in ground zero. For 17 years, there has been chaos. We have incrementally made progress, with the help of Hurricane Iselle. He has never seen it as calm as it is now. Aloha Walkway signs have been a stroke of genius. His view is the whole thrust of the way we have been going has been fine. Don't let the board be deterred by 'squawking.'

T. Edwards Hunt puts on the record her desire for VHCA to have a long-term vision of the pursuit of a park for families to be able to recreate.

Board members who are up for replacement: G. Banks, C. Biltoft, V. Mark, and T. Edwards Hunt. Recruitment is underway for open positions and also committee chairs.

The annual meeting is April 21 at 9:30 a.m. Registration occurs at 9 a.m. J. Lehner notes that there won't be any payments made at the meeting, and only members in good standing can serve on the board or vote.

V. Mark will send out an email detailing

Another board meeting will occur on March 10.

The meeting adjourns at 11:42 a.m.

Vacationland Hawaii Community Association

Farmlots Road Committee Report

Feb. 8, 2018

Since last report:

- Mowing – ROW mowing starting Monday, 2/12/18, by Danial Clark Cost \$300
- Volunteer work by Greg Braun – Kumuloulu Rd. grading in January, Intersections cleared to improve visibility - Kumuloulu and Moani Rds., Kumuloulu and KBC Rds., Ililani and Moani Rds.

Planning:

- Kumuloulu Rd., from KBC Rd. to Pua O Kapoho Rd. –
Grading pot holes. Bobcat volunteer work by Greg Braun, Cost \$40- \$50
fuel
- Kumuloulu Rd., from KBC Rd. to Moani Rd. –
Roadbed preservation & prep for future paving (no gradable material left) 18 tons base
coarse gravel - \$496
- Repairs to existing chip seal roads (fill pot holes caused by heavy rains
5 bags cold patch to, approximately \$100.00
- Assess road easements & intersections for brush cut back.

Submitted by Janus Garramone