

March 10, 2018 VHCA Board Meeting

Action Sheet:

K. Puuohau-Pummill makes a motion to include Janus Garramone's report in the Feb. 10 meeting minutes. T. Knott seconds. J. Garramone suggests that the neighborhood watch related topics in the report be removed before going into the minutes. All vote in favor.

K. . Puuohau-Pummill modifies the motion to approve the minutes as amended. Tom Knott seconds. All vote unanimously in favor.

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Meeting is called to order at 9:36 a.m.

A quorum is established with President Vivian Mark, Treasurer Tom Knott, Secretary Tiffany Edwards Hunt, and Board Directors Kirk Puuohau-Pummill and Janus Garramone. (Vice President Gary Banks arrives shortly after 10 a.m.)

In attendance: Jennifer Hultz; Dan Newell; Betty Oberman; Alex Keeley; and Jim Lehner.

RE: Feb. 10 Meeting Minutes

J. Garramone notes that she is grateful that Greg Braun could be present and offer a report to the VHCA board for its Feb. 10 meeting. Janus notes that she sent in a report for the meeting, but that it didn't get incorporated in the Feb. 10 minutes, that the secretary only included the report that G. Braun offered the board and made no reference to the written report she provided. J. Garramone noted that if she is going to prepare a written report, she would like for it to be stated into the record.

V. Marks suggests that J. Garramone officially provide the board and the secretary reports on behalf of the chairwoman of the Farm Lots Committee, and note that she would like put that on the record along with the testimony that G. Braun provided at the last meeting.

[Janus read from the report she provided, which is attached along with these minutes.]

A discussion ensues with regard to the minutes and what officially should be read into the record. T. Edwards Hunt seeks direction from the board on how to address a report such as this, when isn't referenced during the meeting.

J. Lehner and Betty Oberman discuss how the Neighborhood Watch Committee references in the report shouldn't really be addressed by VHCA, which is a road-focused organization.

K. Puuohau-Pummill makes a motion to include Janus Garramone's report in the Feb. 10 meeting minutes. T. Knott seconds. J. Garramone suggests that the neighborhood watch related topics in the report be removed before going into the minutes. All vote in favor.

K. . Puuohau-Pummill modifies the motion to approve the minutes as amended. Tom Knott seconds. All vote unanimously in favor.

Treasurer's Report. As of Feb. 28, in VHCA's First Hawaiian Bank account, there is \$104,682.57... As of January 31, in the Road funds, there is, for House Lots, \$43,043.46; for Farm Lots, \$13,113.48; for Waterfront donations, in total for the last 8 years, as of Jan. 31, \$63,206.21. The mailbox account has \$8,130.31; Accounts Receivable is \$77,072.91; Unpaid lien accounts is \$72,549.36; Property transfers is 27, as of April 2017, which was the start of the VHCA fiscal year.

House lots delinquent on property association assessments totals \$14,498.02. Farm lots delinquent accounts totals \$5,199.78.

J. Lehner discusses with the board, at the inquiry of V. Mark, the difference between tax foreclosure and liens. The board approves the treasurer's report.

G. Banks, arriving shortly after 10 a.m., does not have a report. He notes he is late to the meeting as a result of monitoring current cul de sac repaving.

V. Mark shares a President Report.

For this year, 2017-2018, she notes we had six regular board meetings, one special meeting, and an annual meeting. She would like the new board to be aware that the minimum of four board meetings referenced in the bylaws may not be enough. In reorganizing the committee, she feels we need to be more actively involved in that area, so that more people can participate in making some of the decisions that we bring to the board. The committees existing now are: Roads and Common Areas; Mailboxes; Audit. Those are three committees. Most of our business that we take care of is Roads and Common Areas, she says. But there are so many other things that does not fit in Mailboxes and Audit. The Bylaws allow for special committees and those have been established. She would like new board to keep all that in consideration, not changing, but adding on. She believes it will help economize the board time, having committees. She also wonders about minutes of those committee meetings, if minutes are kept and if reports should be provided to the board, i.e., in written or verbal form.

Regarding the annual meeting, she wants to be sure that we pass on information, but also that someone be delegated to be in charge of organizing the meeting, since it is an entire process of collecting the proxies and who would be in charge of a runoff, along with the letter to the members. T. Knott is kind enough to take the lead there. He is hoping that M. Phillips will be back to guide to offer assistance with the procedure regarding the proxies, etc.

T. Edwards Hunt notes that the secretary traditionally is tasked with organizing the annual meeting, and she thanks the treasurer for taking the lead, knowing that she is reluctantly serving as secretary and is far too busy to fulfill all the tasks and requirements that the secretary position requires.

Next, those who are on the Signage Sub Committee of Roads and Common Areas Committee offer a report. K. Puuohau-Pummill thanks board members involved in the committee for helping with the inventory of signs. He is not going to get into the details of that, since it happened at committee. But he offers four different suggested signs, one 12" x 18" sign proposed to be posted at the entrances to Aloha Walkway, as it is referred. The sign is a reminder that the road ahead is for residents primarily; another indicating pedestrians that should be painted on the walkway at the south and north end of Wai`Opae Road; a 30" x 36" sign noting the MLCD Fish Nursery and the need to be conscious about sunscreens and trash; and a fourth 18" x 24" sign alerting the public about dangerous surf, which would be posted at the subdivision entrance and at both the south and north ends of Wai`Opae Road.

K. Puuohau-Pummill seeks board approval for about \$4,000 in signage.

V. Mark notes that she likes the uniformity of the signs and wonders how much each sign will cost. K. Puuohau-Pummill says he doesn't know, but would be looking into it with a company he has worked with for many years now.

T. Edwards Hunt makes a motion to approve \$4,000 for signs for the sake of discussion, noting that the discussion preceded the motion. G. Banks seconds the motion. J. Lehner says they are seeking money for x number of signs, but the community needs to be more informed with regard to where these signs would be erected.

T. Knott notes that there is a committee meeting is slated to occur before March 31, and suggests that signage subcommittee nail down the inventory before that meeting.

V. Mark notes that there is no board meeting before the next annual meeting. T. Knott clarifies that the annual meeting is a board meeting.

G. Banks reiterates that he and K. Puuohau-Pummill hold another subcommittee meeting to "solidify the whole thing and run it past the board via email."

V. Mark says she would prefer not to vote on something via email unless it has been thoroughly discussed, "because a lot of times it's like, no information." Maybe the

actual plan and purchase, even though the committee has decided, can meet and be presented to the next board, she suggests.

J. Garramone says she “totally gets it,” that they do all this work in committee, but “if we want to pick that apart we should come to your committee meeting.” She understands that if there are issues with the plan, it needs to be hashed out at committee, but she also sees J. Lehner notes the committee should come to the board “with specifics.”

T. Edwards Hunt adds her concern that the board doesn’t know all of the specifics about the signage, including an inventory of where exactly the signs would be placed.

K. Puuohau-Pummill points out that “design by committee doesn’t work” and that he is not interested in revisiting the process that they went through. He agrees with J. Lehner’s suggestion that this be held over for the next board.

V. Mark says believes that they are 75 percent done. Kirk counters that he believes that are 90 percent done. G. Banks suggests they can have one more subcommittee meeting before completing their job.

V. Mark stresses that she believes that the next board should approve the sign plan. B. Oberman notes that “they have meetings and more meetings, and nothing gets done.” She points out that, in the meetings she herself has attended, there seems to be discussions about taking other signs down to replace them with the more uniform signage.

T. Edwards Hunt withdraws the motion to allocate \$4,000 for signs. She notes that the subcommittee has done a lot of work toward creating uniformity in signage. But she adds that an inventory of the proposed signage locations is necessary for the board to approve the spending.

In other business, B. Oberman suggests that the Audit Committee be eliminated, since Midnight Oil is hired. J. Lehner points out that would involve a bylaw change. That can be officially proposed for the next board to address, he suggests.

Regarding Special Committees, V. Mark recalls C. Biltorf’s reference in the last meeting to ROW Policy and how it should go back to committee. V. Mark was confused about where the ROW Policy should go, whether it should be the Roads and Common Areas Committee that addresses that. She wonders if a smaller group dedicated specifically to ROW might be more appropriate.

Under Old Business, B. Oberman notes that the half gate in the front of the subdivision was closed last week. She thought that we agreed not to close that gate unless there are surrounding beach park closures.

G. Banks says he closed it and the reason why is this: A Civil Defense administrator called him to ask how high the waves were, he offered the measurements, and the Civil Defense administrator expressed shock at the wave height. J. Lehner notes that G. Banks' action may be in violation of the SMA. T. Edwards Hunt inquires as to whether we have an official procedure in place with Civil Defense, and J. Garramone adds, "it sounds like we need clear protocol set." G. Banks says he will go before a judge anytime to defend himself.

B. Oberman says that protocol is in place that we don't do it unless County beaches are closed. She points out that she regularly puts out the high surf sign to keep the public informed.

Meanwhile, T. Knott urges committee chairs to work with him on the budget proposal for next fiscal year.

Finally, the board discusses possible upcoming board vacancies. K. Puuohau-Pumill, J. Garramone, and T. Knott are to be continuing on for next year.

V. Mark, G. Banks, and T. Edwards Hunt will have served out their terms. She would like people to come forward to volunteer. J. Lehner and A. Keeley volunteer to help. D. Newell inquires about what the board position would entail.

V. Mark explains that community members come forward to serve on the board, the VHCA members vote at the annual meeting, and then, once they are elected, they hold their first meeting, which is an organizational meeting. She suggests that outgoing board members help the incoming board members get started. D. Newell says that he is willing to help out, even though he is not sure what that entails at this point. B. Oberman compliments the president for having done "a very good job" delving into the position.

Before the meeting is adjourned, G. Banks says he wants to revisit a Roads and Common Areas Committee issue. Regarding the paving of the culdesac, this morning a resident called the police reporting a noise problem at 5 a.m., citing the County ordinance. He also says that we had a problem with the contractor not oiling the road before laying the asphalt, but that problem has been solved. Also, G. Banks relays residents' claims that "no one informed anyone on the cul de sacs that they should not drive on the asphalt." T. Knott objects, saying he handed out printed leaflets noting residents couldn't drive on the asphalt for 24 hours, and that the leaflet offered parking alternatives. J. Lehner questions whether residents really have to wait 24 hours. He also contests police's handling of the construction noise, noting that is in fact handled by an agency coming from Honolulu. The bottom line is that the cul de sacs are being paved and they should be completed by this weekend.

Also, before the meeting adjourned, revisited was the issue of the proposed budget and the plan for T. Knott to be working with the VHCA accountant and bookkeeper to prepare a proposed budget for the next fiscal year; T. Knott emphasized the need for input from the committee chairs.

V. Mark calls for adjournment at 11 a.m.