

# VHCA Annual Meeting April 27, 2019

## Pahoa Community Center

### Draft

Meeting called to order 9:06 AM

Board present: Vivian Marks, Jim Lehner, Janus Garramone, Deb Smith, and Alex Keeley

Establish quorum: 64 proxies and 55 in attendance. 244 members in good standing so 61 needed for quorum. A total of 119 proxies and members in attendance. Quorum established.

Minutes of Jan 5, 2019 meeting and annual of 2018 approved.

Treasurer report: \$88,740.92 total  
\$81,027.81 in accounts receivable.  
House lots \$951.89  
Farm lots \$11,008.40  
Mailboxes \$8,610.31  
Donations \$68,170.32

Vivian discussed options for collecting assessment. Greg Braun clarified the collection process since it is expensive to try to collect via agency or foreclosure. The Association's policy has been to lien the property and collect through escrow when a property sells.

Elections: Nominations for 3 two-year terms and 2 one-year terms. Nominees listed below. X marks those elected.

Jan Marshall X  
Eric Cockcroft X  
Deb Smith X  
Kirk Flanders  
Betty Oberman  
Susan Kim X  
Eileen O'Hara X

Vivian reported on the results of the survey. This will be posted on VHCA.info.

Jan Garramone spoke on priority of recovery of roads; Hwy. 132, then Pohoiki Road, then Hwy. 137.

Diane Ley, Director of the Department of Research and Development for the County of Hawai'i, spoke on recovery. After the complex and unprecedented event, recovery will not be quick. Explained that there is no precedence set up for this type of recovery, no structure, no money. The Pohoiki Road repair was done by the Governor and mayor via emergency proclamation. The County estimate of what is needed for recovery funds is \$800 million, which needed to be broken down by priority; i.e., open the pool in Pahoia, create a road to Pohoiki, etc. Officials were surveyed to what people needed, i.e., access for those cut off from homes, housing permits expedited, affordable housing land trusts, opening Hwy. 132, and working on business events for Pahoia, The is \$12 million in response money from State, \$10 million for relief, and \$20 million in grant and \$40 million in loan recently passed by the legislature for near term recovery. The County has budgeted \$196M for disaster relief and recovery, having already received some of that funding from federal sources and hopes to obtain further federal assistance to address near term and long-term recovery costs.

Jan Marshall noted that there was some confusion about what the Mayor had told the VHCA members who he had met with April 25<sup>th</sup> and a subsequent explanation from the County. Jan explained that it looked like VHCA would likely get an SBA loan approval but that no decisions on borrowing should be taken until we have more information. She asked Diane Ley about buy outs and land-swaps which had been floated as a possibility. Until more is known about those options everything needed to be on hold. We needed to make sure that whatever borrowing was done was in scale with the community size. Diane responded that they were waiting for information from HUD. She indicated that any buy-outs would be for far less than the tax values before the flow.

Susan Kim gave a presentation representing a collaboration of Lower Puna residential community associations and many property owners, beginning with Leilani Estates to what used to be the ocean at Kapoho Bay.[www.imualowerpuna.weebly.com](http://www.imualowerpuna.weebly.com)

Greg Braun explained about the eruption status and now that the Pu'u o'o eruption is over, the area has been taken off the disaster list and Kalapana is now in the picture along with us. The eruption lasted 35 years so that puts land swap, buyout, etc. on the table for those property owners also.

Eileen O'Hara spoke on restrictions in state law for land swaps which cannot be "fee simple". She reported on the baseline survey of property owners of the 516 TMK'S in the Kapoho Beach Lots and VHCA conducted between January and March 2019, wherein results indicated over 80% of owners wish to regain access to their properties.

Deb Smith spoke on the lower Puna recovery group. Go to [www.imualowerpuna.weebly.com](http://www.imualowerpuna.weebly.com) to follow. On May 10 there is going to be a community gathering in Pahoia at Pahoia High cafeteria at 4pm-6pm.

Janus Garramone spoke on the access through the geothermal-owned road and that it is restricted to residents with waivers only.

11:22 adjourned.

Submitted by