



Minutes DRAFT

**September 11, 2025 at 7 pm
Leilani Community Association Board Meeting
13-3441 Moku Street Pahoa, Hawaii 96778**

Call to Order at 7 pm

Roll Call

- Present: Richard Willing, Shannon Burrows, Janice Tucker, John Segalla, Rod Kindel, Al Morrow. Absent Greg Armstrong.
- Quorum confirmed
- Smiley opens meeting with a chant and then reads the new procedures that we will use for conducting the meeting

Approval of August Minutes

Reports - Officers and Directors, Working groups

- President's Report- Rich talks about the ballot mailing and the continued need for members' emails, mentions vandalism at the longhouse where someone had turned off the power, expresses a need for additional cameras to cover blind spots, and the possibility of upgrading the entire security system. Also mentions that a problematic property on upper Malama had approximately 15 cars hauled away.
- Vice-President's Report
 - Smiley gives a lawsuit update mentioning the next court date and how Glenn Horio (Al and Rod's attorney) is requesting to withdraw his representation for non-payment.
- Treasurer's Report
 - Janice reports that there is currently \$283,000 in the bank and wants to close the accounts at HFCU Bank. She handed out a monthly recap of deposits in and expenses out explaining that the last half of the year will see a decrease in income coming in as the bulk of revenue comes in in March, April, May. Balance Sheet & P&L are not available at this time until all data is entered into the new system. She has been busy with entering deposits, tracing problematic deposits, and was passing out financial reports upon request.
- Secretary's Report
 - John spoke about the Saturday meeting at the Pavilion mentioning we had an orderly crowd that asked many questions about the proposed bylaw changes. He shares about the outcome of the vandalism at the park playground. He mentions

working with Janice to hear from accountants about their audit pitch. He is working to provide legal documents and other requests for information to members. He has been working to promote local community events on our website.

Working group reports

- Park Maintenance / Beautification
 - Marianne F. reads the maintenance report. She states that the side arm mower is broken and asks people when it is operating to please stay back from it as it throws debris. Dogs are continuing to tear open trash cans at the park after events take place at the park. We have located the owner of the dogs and we are in the process of explaining the problem.
- Architectural
 - Rich states that three people make up the Architectural Committee and they are prioritizing what properties need to be addressed. He mentions distributing CC&R packets to folks that are new when he sees activity taking place at a lot. He mentions a fine schedule that they used in the past if after a warning, problems were not addressed.
- Lava Lots
 - Kris B. describes the different lava lot characteristics and how it presents challenges to categorize them. He says he needs an original lava lot list that was generated by a past board member. He would like to see a consistent assessment of properties in the near future.
- Audit Prep
 - Tom M. strongly recommends that the Board begin the audit; however, he admits the finances are a big challenge and proposes that we get as much help even if it means hiring more office help to get the finances in order.
- CC & R Bylaw
 - Jim F. mentions that they have been trying to build the members' list as quickly as possible but it is complicated on many levels due to County being backlogged on their data-entry. He talks about delivering the results of the vote after processing the ballots.
- Election
 - Jim P. states that tests are very positive with Election Buddy and as problems come up, their support staff is helpful in clarifying how to resolve the issues. He talks about the fail-safes built into the process so people can't corrupt the system. He states the more emails we have, the cheaper the cost of the election.

Unfinished Business:

- Status Report on Park Grant
 - Rod states the County is requesting a general contractor be in charge of all projects. Three quotes are required that will go to the County for approval. The County is possibly going to require a licensed and insured contractor to oversee the projects. Rich adds that the pavilion is the priority.
- Update about latest survey of North Nohea members
 - Mark H. is the point person who will make contact with the County regarding what they are willing to help with opening up Leilani Avenue to North Nohea. Rich and John will also participate in the meeting.

New Business:

- Discussion about an unauthorized payment made by a board member
 - John begins to express his disappointment in activities that are not permitted by board members explaining that a payment has been made by a sitting Board Member to a non-member of the LCA. Rod makes a point of order expressing that it is his belief that it is an Executive Session issue. There was discussion between the Board members and Rich informs Rod that his point is not well-taken. John continues to speak around the subject without naming individuals involved, by painting a picture that members can understand. The goal is to highlight that Leilani is not in the business of making loans.

Open Forum

- Open floor for community members to voice concerns and comments.
- Time limit per speaker: 3 minutes
 - Sara W. names Al as being the board member that made the loan. She explains that it was for our past employee Kim Falsetta's car loan. She also mentions that we had made a loan to a current employee so he could take possession of an old lawn mower.
 - Al asks questions in regard to the loan and John provides him with a police report number as it has been reported as theft from the LCA.
 - Marianne F. thanks the board members for their work on various projects.
 - Joshua K. introduces himself as a new member of the community and expresses how he would like to be involved.

In response to Jim F's request Rich makes the following motion:

"All members' votes will count in the vote on changing the bylaws to allow electronic communication and voting as the board has not executed the process required by our bylaws to take away any member's right to vote."

Rich makes the motion, **John** seconds

Discussion: Rod mentions an old opinion put on by a past attorney and John comments that it would be very difficult to notify members about their standing due to our faulty members' list.

Motion passes: 4 in favor (Rich, Smiley, John, Janice) with 2 opposed (Rod, Al)

- Kathy P. asks about the County vote concerning the ballot measure and again mentions her disappointment that Greg Armstrong is not present at any of the board meetings as required

Adjournment: 8:30 pm