



Minutes

August 13, 2026 at 7 pm

**Leilani Community Association Board Meeting
13-3441 Moku Street Pahoa, Hawaii 96778**

Call to Order at 7 pm

Roll Call: Smiley Burrows, Jim Penny, Rich Willing, John Segalla Jim Dixon, Rod Kindel, Al Morrow

- Present: Confirmation of Quorum

July 9th 2026 Minutes Approved as written (Kindel's requested revisions not received)

Reports - Officers and Directors

- President's report: Smiley states that we are still awaiting county permit for Kahukai extension project
- Vice-President's report: Jim clarifies the decision to rescind the vote taken at the last meeting concerning the removal of two directors. With the election coming up, it's not in the best interest of the community to use funds for a mailing to notify all members. Jim makes a motion to withdraw the previous motion. Smiley seconds it. Vote to withdraw motion- 5 votes yes, 1 abstention, 1 no vote.
- Treasurer's report: Rich reports \$290,600 in bank. The audit is now in progress with a \$15,000 fee paid to get started. The audit could cost close to \$45,000. Documents have been provided to the auditor with the goal to start work on 2023 and 2024 financials from the old system, and then plug those numbers into the 2025 numbers in the new system. A new insurance policy is enacted costing \$22,000 for the year. \$1200.00 in property tax having to do with the community center has been paid. This past month \$20,000 in past dues was collected. 110 members have been identified with past due assessments totaling \$180,000. Lien notices are going out after all reasonable means to collect have been exhausted. From 2020-2025 the LCA failed to collect \$85,000 in assessments. From 2020-2025, properties that were sold but not invoiced cost the LCA \$27,000. Rich mentions that the LCA has shared the cost to build a new storage shed that will house NW property/supplies that were previously stored in the longhouse. Thanks to Rich, Mark, Jan and Richard Anderson for their hard work on

building the shed. Additionally there will be construction in the near future on the cell tower that requires some trenching across north Kuponu. Various equipment will be added to the tower in the near future. Because of an increase in water usage at the community center it's likely that we will be adding a second water tank, with a cost estimate of \$5500.00.

- Secretary's report: John discusses a problematic dog situation at the park handled by the secretary and Marianne F. Multiple reports from people utilizing the track and pickle ball area are being harassed by a dog. Our insurance broker has connected us with a new insurance company that will provide a policy that is similar to our last policy. However because of our history of numerous lawsuits and disputed payments, our deductible has risen from \$35,000 to \$75,000. Currently there is a new lawsuit that has been filed with the court by a director.
- Maintenance report; Marianne F. reports that Michael is working on side arm and shoulder mowing as well as scraping streets of excess grass encroachment. Marianne suggests updating the trespass notices for people that are causing property damage and other infractions at the community center. She would like to work with Michael to put out some disc golf baskets soon, and also get a new outside water fountain installed at the long house. There was discussion on closing the park and it was decided that the bathroom facilities and the gate will be locked because of the imminent hurricane. No power means no water pump which means no toilets flushing.

Unfinished Business:

- Park grant update- Al reports that there are some quotes in for the work to be done on the metal railings by the longhouse and the pavilion, however no company has signed on to take the job. He states that they can't get steel for the pavilion. We are still waiting on either county council or an official to forward a letter acknowledging that they are of the understanding that they are granting public funds for a private park. Several residents have expressed that they desire a legal clarification before funds are accepted.

New Business:

- Problematic property discussion related to how to deal with abandoned homes that get taken over by squatters, and the residual effects on the neighborhood in general.
- Findings related to the motion to bring an outside management company to the LCA- There was a brief oral report given by Jim Dixon, but more specific numbers need to be brought forth in writing for the board to make an informed decision.

Open Forum

- Open floor for community members
- Time limit per speaker: 3 minutes
- **Robert G.-** Presents an idea that would connect and inspire people in the Puna area to work collaboratively. It involves the creation of a database of what individuals have in

terms of skills or talent to help one another. There is an online form that gets filled out and then you're connected with others. Robert G. 917-447-3700

- **Mark H.-** would like to see signs go up at the park that remind all that it is a private park for members and guests only. Also he expresses his concern for the lack of CC&R enforcement as it relates to mini-homes and other non-permitted structures going up.
- **Pete W.-** Has questions about updating the current cess pool that is used at the community center. As of now it is functioning, but will need to be upgraded to be compliant prior to 2050. Also had questions about establishing a reserve fund.
- **Phil D-** Reminds the board that a budget needs to be done.

Adjournment Motion by Smiley and seconded by John. The meeting concludes at 8:45 pm.