Minutes
July 10, 2025 at 7 pm
Leilani Community Association Board Meeting
13-3441 Moku Street Pahoa, Hawaii 96778

The regular meeting by the Board of Directors (BoD) for the Leilani Community Association (LCA) was held at the Leilani Community Center and visible live on YouTube.

Meeting called to order at 7:00 pm by Richard Willing

Roll Call: All Officers and Directors present except Greg Armstrong (Director) and Al Morrow (Director)

Attendees included: Richard Willing (President), Smiley Burrows (Vice-President), Janice Tucker (Treasurer), John Segalla (Secretary) and Rod Kindell (Director).

Rod makes a point of order that a vote is necessary to return to monthly meetings, discussion ensues.

Motion: Richard makes a motion to conduct monthly meetings instead of quarterly
John seconds the motion
Board Discussion
Vote: 4-1 in favor of going to monthly meetings with Rod objecting.

Approval of BoD June 12th, 2025 minutes:

Motion: Richard makes a motion to accept the minutes.
John seconds the motion
Board Discussion
Vote: 4-1 with Rod objecting.

Reports:

- **President's Report:**
    - New map on wall shows lava covered areas
    - Announces upcoming meeting with the insurance company to review policies
    - Explains the discussion between working groups and committees
    - Shares about his visit to HPP's HOA meeting to observe how they conduct their meetings and learn more about who they retain for insurance
    - Mentions some of the items in the grant that aren't a priority i.e. septic improvements, citing that they will not be reviewing them until 2050.

- **Vice-President's Report**: Smiley gives update on the lawsuits, mentioning there are three appearances in court this coming week to determine the outcome of the lawsuits.

- **Treasurer's Report:** Janice reports $287,000 for a total of all accounts, mentions $616,000 in accounts receivable and of that, $147,000 is a write-off. She is working on developing policies and procedures to make the office run more efficiently. She suggests we have an accountant in the office.

- **Secretary's Report:** John acknowledges the 4th of July volunteers who helped put together the gathering at the Pavilion. He thanks the Hula dancers who complimented the festivity. He mentions that he is working on getting the bathroom cleaned and repainted. Volunteers have come forward to do the labor and donate supplies and materials. He continues to work with the working groups to provide necessary information.

- **Maintenance Report:** Marianne Farrell delivers a report on behalf of Michael Hauanio. The shoulder mowing is complete and continues the sidearm mowing. He is reinstalling the playground equipment that was removed when the new equipment was being installed. He is grateful for the new pole saw that was purchased for his duties. Six new trees were planted in the park. There are continued improvements on the bulletin boards.

- **Audit Prep Working Group Report:**
    - Audit Prep Working Group: Phil Denney clarifies the different kinds of audits. He details his visit with an accounting firm which made a proposal to do a clean up of the books at a cost of $8,000.00 They also proposed conducting the accounting duties for $800..00 per month.

- **CC & R Bylaw Working Group Report:** Jim Freedman shares that the final draft of bylaw amendments to allow electronic voting and communications through email is almost complete. Pursuing this change will make it easier and less expensive to communicate with members. The goal is to have a final vote on this matter at the Pavilion in August.

- **Lava Lots Working Group Report:** Smiley is working with this group. So far, a few meetings have been held with the objective of defining the scope of the activity and definition of a lava lot. They hope to make determinations on how assessments apply to lava lots.

- **Architectural Committee:** Richard states that this group is just getting off the ground with three volunteers so far. They hope to begin the process of flagging newly developed properties and give owners information on what they need in order to be in compliance. There was a discussion on liens.
- **Membership List Working Group:** Sarah Yeckley explains the process for improving the members' list. She states that she would like to keep a master list that is added on to

as new information comes in through the office. To complete the project, it took between 75-100 hours.

- **Elections Working Group:** Jim Penny says two options are being researched, Election Buddy being one of them. He discusses the process and the options explaining how proxies will be handled as well as vote counting. He is looking for volunteers who can test the system.

- **Welcome Working Group:** Marianne Farrell is speaking on behalf of the Welcome Committee. She wants to have a get together on Sunday, September 14th from 1-3 pm for the purpose of meeting new neighbors. People can bring snacks and talk-story.

- **Park Grant Update**: Rod states that he will attend the Puna Revitalize event and will ask Ashley Kierkiewicz about expectations regarding grant monies.

Old Business:
Mark Hauanio discusses placement of a speed bump on Kahukai and the requirements for having it there, such as signage on both the asphalt and sign posts. Discussion about the issue and a vote is held to install the speed bump.

Motion: Richard makes a motion to install a speed bump already owned by the LCA on Kahukai.
John seconds the motion
Board Discussion
Vote: 4-1 in favor with Rod objecting.

New Business:
The topic of reimbursement to Marianne Farrell for money she spent for a mailing while serving on a previous Board is brought up by John. Marianne reads a statement supporting her position.

Motion: Richard makes a motion to reimburse Marianne for the mailing.
John seconds the motion
Board Discussion
Vote: 4-1 in favor with Rod objecting.

Jim Penny asks for reimbursement of two faulty member's lists that were supplied to both Jim Penny and John Segalla. Both were returned but reimbursement was withheld. Discussion was held on the topic.

Motion: Richard makes a motion to reimburse John Segalla and Jim Penny $142 each.
Unanimous

The topic of reimbursement for notarized forms is discussed and tabled for the time being.

The topic of reimbursing lava lot owners for the $100 assessment levied against them was brought up stating a number of reasons why it was not legal. But upon input from community members, it was decided to table the vote until further information is gathered about the best way forward.

Open Forum:

Kathy Penny brings up her concerns about a sub-par performance of the office manager.

Sarah Yeckley wants to know what can be done about the burnt homes in the neighborhood.

Jim Freedman suggests a contingency fund for demolishing or purchasing derelict properties.

Marianne Farrell asks about Directors that miss multiple meetings and at what point do we ask them to resign.

Meeting Adjourned: 8:45 pm

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Secretary	Date of approval