



Kopua Farmlots Association 2024 Newsletter

Online at kopuafarmlots.org

KOPIA FARMLOTS ASSOCIATION ANNUAL MEETING February 3, 2024 at Lava Links - 2:00 PM

Your voice is important to the Board Of Directors who are voted in to represent the Kopua Farmlots Association (KFA) and its member's interests. The annual meeting is a great opportunity to ask questions, voice your concerns, or run for a board seat. **Note that only property owners or their designated delegates can attend the annual meeting, all others will be turned away.**

Hold over Directors for 2024 in their 2nd year are Lisa McNamarra, Nat Burke, and Nova Burke. There will be 8 seats available - please run for the Board Of Directors by contacting kfa.nat@proton.me to have your name added to the ballot.

2023 KFA Board of Directors

Sean Cowell, President	808-640-8682	seancowell139@gmail.com	Mowing Chair
Bill Belshe, Vice President	801-448-3370	bill.belshe@gmail.com	Road Chair
Lisa McNamarra, Treasurer	808-987-1408	kfa.lisamc@gmail.com	Legal Chair
Nat Burke, Secretary	808-304-1617	kfa.nat@proton.me	Website Admin
Colleen Blailes	808-295-5833	blailesc@hawaiiantel.net	Security Chair
Nova Burke	808-304-1617	novaburke@gmail.com	Policy Chair
Reed Horton	808-938-1690	punabird@gmail.com	

Annual Committee Reports

Road Committee: Bill Belshe, Chairman

We continued our yearly cinder application and road maintenance throughout 2023. Cinders were applied several times to all roads and crossroads. We brought in road base to fix and improve drainage and ponding problems on Uahi and Waimaka'O'Pele. We also worked on the lava tube on Waimaka'O'Pele and began creating a berm on both sides of the road for safety reasons. Finally, we began pushing brush back at least 6 feet from the road to improve mowing capabilities. Overall, Apele is in good shape while Waimaka'O'Pele needs more work to get into a better condition.

Unfortunately, we were plagued with numerous equipment issues which hampered road repairs. The equipment is now repaired and we got what we could done. An older tractor was purchased and refurbished by the road crew this year, once it was operational mowing also began along the roads. A scraper blade attachment is working but needs some work done on it to make it more efficient.

Looking forward to 2024, we will be applying cinders to all roads again this year. We will also continue work on getting a proper crown on the roads and improving drainage. Waimaka'O'Pele will be focused on for the next couple of months to repair pot holes and improve drainage along the road. We will continue to push brush back at least 6 feet along the roads where possible and make an effort on each intersection to improve visibility.

Bill Belshe

Legal Committee: Lisa McNamarra, Chairman

As you all know the money collected from all KFA members goes to maintaining the Kopua Farmlots Association roads and running the association's business. I want to thank all the volunteers that have worked hard toward the improvements and beautification of our community. Thank you to all of the KFA members that pay their annual HOA dues to allow this to happen.

This past year KFA has seen a bank foreclose on one KFA property along with 2 other KFA properties in County Real Property Tax Lien Auction sales. Your Legal Committee is working to collect the HOA delinquent dues which have liens against these properties.

In 2023 KFA offered payment plans to prior lien property owners, which allows KFA to collect delinquent HOA fees, interest, penalties and legal fees in lieu of foreclosure. A few have chosen to engage in this offer. This program will be restructured in 2024.

Delinquent accounts receivable for KFA as of December 31, 2023 is \$120,116.07. More liens on delinquent properties will be filed along with a few foreclosure proceedings started on properties that previously had liens. The Legal Committee has had some type of response and contact with almost all of the delinquent property owners.

2023 has been a very positive year for the Farmlots

Mahalo to all!
Lisa McNamarra

Security Committee: Colleen Blailles, Chairman

As KFA Security Committee Chair and Kopua Farmlots Neighborhood Watch (KFNW) coordinator, I have the privilege of working with amazing volunteers who are concerned and involved in the security of our community. Our KFNW meets every 1st Sunday of the month to discuss and report issues of mutual interest plus create a greater sense of security and well-being - a crime prevention program where neighbors “**look out for each other**”. We identified block and road (*Waimaka’O’Pele, Apele, Uahi, Ala, Pahoehoe*) captains to act as the link between our KFNW program and our local Police. Helpful neighborhood watch documents have been uploaded to our website which includes an anonymous tip line to reduce the risk of retaliation.

We need your participation and commitment to attack crimes in our community. We are in the process of evaluating the use of cameras and warning signs to deter crime and assist with prosecution. We continue to encourage everyone to report any suspicious and illegal activities through the Hawaii Island Police Department’s non-emergency number at 808-935-3311. Your ability to volunteer is respectfully requested to increase the safety and security of our community so please join us to build a safer neighborhood, today.

Mahalo Nui Loa,
Colleen Blailles

Mowing & Beautification Committee: Sean Cowell, Chairman

I would like to extend many thanks to all of the volunteers who participated in our beautification clean up days. Most of these cleanups are scheduled every quarter or when necessary. There seems to be no end to illegal dumping across our state and our community. Putting garbage where it belongs seems like a no brainer however many people are willing to go out of their way to make matters worse and pollute our properties. If you see illegal dumping please do not hesitate to call Police dispatch at the non emergency hotline 808-935-3311 and report it!

Mowing has been an ongoing process here in Kopua Farmlots. I would like to thank the volunteers for helping keep our entrances tidy and safe for everyone. Kopua Farmlots would like to thank Reed Horton for the use of his tractor and mower for working on Ala, Waimaka’O’Pele, and Apele roads. If you are interested in volunteering for mowing please contact me about our potential dates and times.

President KFA,
Sean Cowell

Policy & Procedures Committee: Nova Burke, Chairman

The policy and procedures committee was established this year to bring greater clarity to how our association does business. We completed a written policy and procedures document that is under final review with the board and will be posted on the website soon. This will help give solid direction for our board of directors and membership to follow in case of challenges and issues coming our way. Our policy & procedures augment the existing information in our CC&Rs, Bylaws, and federal & state regulations.

Going forward into 2024, it is important for everyone to remember that we do have policy & procedures to follow in addition to the CC&Rs and Bylaws. There are always new issues that will challenge KFA and the board, therefore we must take these challenges into consideration and will upgrade our policy & procedures as necessary. First and foremost it is important that our board strictly follows our policy & procedures as our fiduciary duty, and to show our residents that we are doing our due diligence to honor our position and serve our community.

Nova Burke

We ended 2023 with a healthy balance and expect to spend the majority of this on road materials and repairs in 2024. Thanks to everyone who paid their dues and made this possible.

Reminders:

⚠ Please keep your speed under 20 MPH and drive in the center of the road whenever possible. This helps keep the road crown intact and avoids rut & puddle creation in the soft shoulders.

⚠ Please help us by clearing brush and debris in front of your property. This makes road maintenance and mowing easier and safer for our volunteers. Less time and money focused on this means more attention to the roads.

KOPUA FARMLOTS ASSOCIATION	
Treasurer's Report for Year Ended December 31, 2023	
Beginning Cash Balance as of January 1, 2023	\$29,977.37
Profit & Loss Statement	
	2023
	1/1 - 12/31/2023
Income	
Membership Dues	2024 Dues 16,200.00
Membership Dues	2023 Dues 24,226.09
Membership Dues	Prior Years 4,787.05
Fin. Charge, Penalty & Late Fees	2,191.78
Total Income 1/1-12/31/2023	\$ 47,404.92
Expense	
Liability Insurance	(1,913.40)
Administration/Postage & Supplies	(1,195.02)
Legal	(1,013.99)
Security Expense	(738.68)
Tax Preparation	(313.50)
Mowing & Beautification	(1,300.41)
Road Maintenance	(28,834.91)
Total Expense 1/1-12/31/2023	\$ (35,309.91)
Net Income (Loss) 1/1-12/31/2023	\$ 12,095.01
Total Cash (Bank Balances) at 12/31/2023	\$ 42,072.38
KFA BOH Operating Account	36,020.87
KFA BOH Legal HOA Collection Acct	6,051.51
Total KFA Cash Balance at 12/31/2023	\$ 42,072.38