

## **Kopua Farmlots Association (KFA) – Board of Directors**

### **Meeting Minutes**

**Saturday Jan 25, 2025 – 10:00am – 12:00pm**

Lava Links Common Area, Mountain View, Hawaii

*Chair:* Sean Cowell

*Attendees:* Jake Stauffer, Bill Belshe, Lisa McNamarra, Reed Horton

*KFA Property Owner Attendees:* Lisa Smith

**Quorum established, meeting called to order – Sean Cowell @ 10:16am**

### **Review of previous meeting minutes & actions.**

Minutes were reviewed. Motion to accept minutes for 11/23/24 regular meeting made by Lisa M, seconded by Reed, carried 5-0

### **Treasurer's report by Lisa S**

EOY 2024 balances:	Operating Account:	\$41,291.29
	<u>Legal Account:</u>	<u>\$11,164.08</u>
	Total:	\$52,455.37

Jan 25, 2025 Balances	Operating Account:	\$55,412.13
	<u>Legal Account:</u>	<u>\$ 7,664.08</u>
	Total:	\$63,076.21

Motion to accept 1/25/2025 treasurer's report made by Jake and seconded by Reed, approved 5-0. Lisa M moved to allow Board of Directors, Committee Chairs and bookkeeper to be reimbursed official KFA business mileage at the IRS rate (currently \$.70/mile). Reed seconded, carried 5-0.

### **Correspondence**

Foreclosure server issued by mortgage company on a property. Paid attorney \$2,500 to respond to the summons.

Still trying to get money from Chase on foreclosed property. The lien was not properly filed so we lost out on \$8,000 in dues and fees. Trying to get interest on dues paid late by Chase

Received renewal notice for insurance. All information is still correct. We have Board of Directors, commercial liability and volunteer insurance.

Per property owner written request, an executive board meeting was held where he requested a lump sum settlement of his account. The proposal was \$1,400 lower than the balance due and would have resulted in a \$5,000 concession on KFA's part over the course of the the account.

Property owner paid the 2025 dues with a check that bounced.

### **Legal**

Sent demand letters for past due dues. Trying to serve the owner.

Second delinquent owner back on payment plan and making payments

Requesting our attorney draw up a legally enforceable payment plan with promissory note for future delinquent accounts.

Started action against 3<sup>rd</sup> property owner

Need to file 6 liens. One property owner has 6 lots and owes over \$5,000. Will be filing liens on 2 of those properties and filing for summary judgment on 3 other lots.

**Roads**

Roads have been staying in decent shape.

Some roads have trouble spots. Uahi rd is the first priority. Will lay 12-15 loads of road base followed by a couple loads of cinder ASAP.

Plan for the steep slope at Waimaka and Pahoihoi is to fill in the bottom with 6- stone then smooth out with cinder.

**Common Areas**

Looking into how to treat Himalayan Raspberry along the roads

Finally got the brackets for street signs. Installing new stop sign at Ala and Apele roads.

Getting additional stop signs

**Security**

People going up Waimaka Rd and tearing up the road with their dirt bikes and ATVs.

Reed will order the security cameras now that we have owner approval and locations.

**New Business**

New budget was presented. Moved by Reed to accept new budget. Sean seconded. Carried 5-0.

Annual property owners meeting to elect new board members scheduled 2/1/2025. Nominations are needed.

**Meeting adjourned @ 11:47**

Moved to adjourn made by Sean, seconded by Reed, passed 5-0