

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

## **Meeting Minutes**

**Saturday Jul 26, 2025 – 10:00am – 12:00pm**

Lava Links Clubhouse, Mt View, Hawaii

*Chair:* Bill Belshe

*Attendees:* Lisa McNamarra, Reed Horton, Jake Stauffer, Sean Fendt, Shamar Camargo

*Excused:* Sean Cowell, Jason Olson, Coleen Blailes

*KFA Property Owner Attendees:* Lisa Smith, Kim Fendt

**Quorum established, meeting called to order – Bill B @ 10:10am**

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

Lisa M moved, Reed seconded to accept minutes for 6/28/25 regular meeting. Carried 6-0

Requested we add Invasive species, By Laws review, County general plan and new county Bill 38 to meetings New Business agenda

## **Treasurer's report**

Moved by Jake S and seconded by Bill B to accept the treasurer's report. Carried 6-0

Received check for \$25,000 from sale by Trustee for deceased owner of property in summary judgment for foreclosure. Gives us \$80,979.00 in the bank.

Three property owners on whom we have liens have paid in full. Will file to release liens.

## **Correspondence**

No new correspondence received.

## **Legal**

Authorized search for the property owners who have not responded to our certified letters. Got 3 phone numbers, left 2 messages and had one promise to pay by end of month, otherwise we will file for summary judgment and add \$1,000 to the bill for legal fees.

Court hearings delayed to August

## **Roads**

Roads in pretty good shape.

Will be ordering road base followed by cinder for Apele trouble spots.

The cinder on Waimaka from Colleen's to front has broken down to almost dirt. Will add base to this section early next year.

Getting a lot of trash dumped on this section of road. Talked to Kay about this. We have to documentation as to who is responsible for this road and if the subdivision property owners have a right of access.

## **Common Areas**

Bill said he would dig up the Himalayan raspberry plants along the road as he works the road.

We need to add a paragraph in the next newsletter on most recent recommendations by the county on how to treat the Himalayan raspberry and alebisia trees on their property.

Bill would like to get Back Yard Monkeys to trim the trees on the shoulders as far as they can in one day.

## **Security**

Still trying to get cameras. Shipping batteries is the issue.

Neighborhood watch meeting Jul 6

Neighborhood watch meeting was canceled. Next meeting will be Sep 7.

## **New Business**

**CC&R review.** Sean F checked on what the CCR say about businesses in the subdivision. The CCR do not address this, but county zoning rules may. This is not a KFA board issue.

**County bill 38.** The county council has bill 38 to allow owners to reduce their property tax by subdivision road maintenance fees. This may allow the county to say they are subsidizing the private roads and may give them the right to control them.

**Subdivision gates.** Automatic gates at the subdivision entrances would cost about \$12,000 per gate. It could be possible for property owners to authorize guest access via cell phone. The gates would be opened during flooding to allow Eden Rock residents use of our roads. Will add a paragraph in the newsletter to gauge property owners' interest in this.

**Grants.** Shamar presented opportunities for the board to apply for grants for projects and equipment. The board has historically avoided equipment ownership because of storage, maintenance and liability issues.

**Bylaws.** We may need to reinstate our bylaws. We need to find an attorney to review our bylaws. Lisa M moved and Jake S seconded to allow up to \$1,000 to have a legal review of the documents.

**General Plan 2045.** The county council is proposing changing ranch land zoning to urban, part of the United Nations Agenda 21. Bill B said he had to fight this in Colorado several years ago.

## **Meeting adjourned @ 11:43**

Moved by Reed, seconded by Jake to adjourn, passed 6-0