

# Kopua Farmlots Association (KFA) - Board of Directors

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## Meeting Minutes

Saturday January 27, 2024 10:00am - 12:00pm

Lava Links Clubhouse, Mt. View, Hawaii

*Chair* - Sean Cowell

*Attendees* - Bill Belshe, Nat Burke, Nova Burke, Lisa McNamarra, Reed Horton

*Excused* - Colleen Blailles

*KFA Property Owner Attendees* - Lisa Smith, Jacob Stauffer

**Quorum established, meeting called to order** - Sean @ 10:17am

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## 1. Review of Previous Minutes & Actions

**Motion** - Accept minutes for 12-17-2023 regular meeting.

Moved: Sean, Second: Reed - **CARRIED 6:0**

## 2. Correspondence

- *See Treasurer's report and Legal for correspondence, no other items*

## 3. Treasurer's Report

Reviewed the January 2024 balances. Two of the smaller delinquent accounts were fully paid off ~\$2k. 17 first time delinquent property owners have not yet paid 2024 dues. Filing paperwork on a county tax sale property from last year to get paid, hopefully in June.

**Motion** - Accept 1-27-2024 treasurer's report.

Moved: Nat, Second: Sean - **CARRIED 6:0**

Reviewed the proposed budget for 2024, had some discussion around binning of expenses on various line items.

**Motion** - Accept the proposed budget for 2024.

Moved: Sean, Second: Nova - **CARRIED 6:0**

#### 4. Agenda Items & Discussion

- Legal update (*Lisa M*)

Communicated the retraction of the annual penalty waiver offer to delinquents per last month's motion. Interviewed a new lawyer, unfortunately he is Kona based and the rates were higher than our current attorney. Attempting to contact our current lawyer to get updated rates for 2024. Noted some concern about one of the bank owned sales having a possible conflict of interest with our current lawyer.

We continue to communicate with the delinquents and are getting pushback from to be foreclosed on delinquents not feeling they owe the association; none of these delinquents have paid the 2024 dues. 7 additional property owners that are now 3 years behind will be sent letters that liens will be filed soon.

- Policy & Procedures (*Nova*)

Briefly discussed the final proposed policy & procedures. Question on the need for vehicle stickers; clarified that the motivation is to allow residents to identify other residents.

**Motion** - Table the policy and procedures discussion and ratification for a future meeting and don't publish on the web.

Moved: LisaM, Second: Bill - **CARRIED** 4:2

Reviewed the demo stickers and discussed the pros/cons of doing the sticker program. Feedback was to subtract the "2024" from the final stickers and just do a serial number.

**Motion** - Purchase 500 clear stickers for resident identification and proceed with the sticker program.

Moved: LisaM, Second: Reed - **CARRIED** 5:1

Handed out copies of the initial security camera internal policy and procedures for offline review with board members. Got commitment from board members to review and hand-in feedback at a later date.

**Motion** - Table the internal security camera policy and procedures discussion for further committee and board review.

Moved: LisaM, Second: Bill - **CARRIED** 4:2

- Road Maintenance (*Bill*)

8 loads of cinders were applied to WoP and Apele in January. Thicker loads were laid on WoP stretches to improve the condition as Apele is in a better state. 8 more loads are coming to apply on the main roads and 2 of the cross roads in ~3 weeks. Question on dust control options; feedback was that it is prohibitively expensive and less of a concern due to the houses not being directly on the road. The road crew continues to push back brush to make it safer for the mowing crew.

Discussed an incident reported by a resident involving an individual doing road work that had been delivered a cease & desist letter last year. Bill committed to address the individual and associated property owner to get delegation permission and a signed road work waiver. If this individual refuses, they will again be demanded to cease and desist.

- Mowing and Beautification (*Sean*)

Name of this committee will be changed to *Common Area* to encompass all non-road common area maintenance (mowing, weed wacking, trash clearing, etc.). Quarterly mowing is going to be done in 2024, Sean will organize and drive this forward. Reminder that trailers are not allowed at the community rubbish dumps.

- Security (*Colleen*)

The 2024 security budget and 2023 receipts for reimbursement provided via email to the KFA Treasurer on 4 January 2024. Recommend everyone continue to call HPD non-emergency number at 808-935-3311 for documentation purposes and to establish a trend here in KFA with HPD.

An issue was brought forth by LisaM & Nova regarding security camera access. KFA owns the security cameras, concern that the neighborhood watch is keeping possession and has not provided information on where the cameras are. Also concern about co-mingling of the KFA security chair with the neighborhood watch.

There was also concern that the cameras deployed are not effective. The game cameras are not appropriate - ranges are not correct and we need live recordings. LisaM noted that the 2024 security budget included extra funds for monitoring expenses.

- Secretary Updates (*Nat*)

Decided to do a show of hands (vs. ballots) for the voting procedure at the annual meeting. If anyone wishes to bring beverages and snacks, budget can be allocated for that. Bill, Reed, Sean confirmed that they will run for board seats. Sean volunteered to put up signs to get better attendance this year.

## 5. Reminders & Action Items

- *None*

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**Meeting adjourned - Sean @ 12:30pm**