

LEILANI COMMUNITY ASSOCIATION
MONTHLY BOARD OF DIRECTOR'S MEETING

Thursday, May 12, 2016

The meeting was called to order by Jay Turkovsky, at 6:32 p.m.

ROLL CALL:

Board members present are Jay Turkovsky; President, Mark Hauanio, Vice President; Emily Rivera, Secretary; Greg Armstrong, Treasurer, Rich Willing, Rich Robbins. Kurt Kaminski was not present.

Members comment: In regards to the cane grass the item that people are using to get rid of it is called Weed R 64.

MINUTES: After a review of the minutes a few things from the April minutes must be fixed. It was reported that Greg Armstrong moved money around, but in actuality what was said was that "he would be moving money around between the cell phone tower checking and savings account".

A motion was made by Rich Willing and seconded by Greg Armstrong and the minutes were unanimously approved that the minutes will be accepted as is after corrections as outlined.

TREASURER'S REPORT:

Greg Armstrong reports that we had \$485,127.79 in the Checking and Savings Account Petty cash, Total Fixed Assets \$559,240.03, Total current Assets \$694,029.30, and Total assets \$1,253,269.33 as of April 30, 2016.

Question as to what the assets looked like the year before. \$1,303,519.92. Almost \$100,000.00 was spent on new roofing.

Recreation Report: Basketball hoops and nets were ordered will be in within the next couple of weeks. The exercise equipment was looked at and rust was noticed in the areas where the bolts are and anywhere there is a connector. They need to be grinded down and redone. A work party needs to take place. A new seat is needed for one piece of equipment.

Michael: A week and a half away from finishing side arm on Kahukai and then will begin on bottom end of Malama. After he is done he would like to take care of the cane grass issue by either cutting it back or digging it out and spraying it with herbicide. If not taken care of it will run away again. Started painting stop bars on Malama side, finish

whole Malama on Tuesday. Next week will start on Kahukai street doing painting of all side bars there.

Four quotes on new herbicide sprayer. The current one is run down and only 15 gallons. The four quotes are for 25 gallon tank that sits in back of truck and a little larger pump. He is leaning more towards Hawaii Farms because of their parts are on hand and a better warranty. About \$300. The current one has gone through 2 pumps and the tank has leaks. With a new one will be able to do a lot more work.

Emily Rivera motioned to approve the new tank and Mark second the motion and it was approved.

Rich: Ekahi Douglas was sent a 30 day notice that was notarized. Before this there were three letters were sent to Douglas. This was done to avoid paying lawyer. Still has not submitted blue print.

Filed a squatters report with the prosecuting attorney's office for about a house on Maile Street, there has been no response from them and Rich will be contacting them again. A message was left for Maurice. You are to leave a message and if they need more information they will call you back at the number you leave.

Emily served Gabriel Christensen about his carport garage on Kahukai. Wife was sent a copy of the letter with an additional letter stating that her name is on the property and that she is just as responsible as her husband because her name is still on the property and she is living there.

Bob Peck who has built a house on 13-3420 Nohea Street has sent Leilani Estates a letter informing them of the materials he has purchased for his carport. His original plans did not include a carport. He has sent Leilani estates an invoice.

Justice Hilton property on corner of Nohea sent a letter stating he needs a carport or garage. He has remodeled the house a few times. He does not pull building permits. He has done multiple modifications. He was sent a certified letter and he responded with a phone call. He stated he would be hiring contractors for the building of the carport since he is living off island. Someone is living there. The home was for sale but the realtor was informed that the home was modified with no building permits. After she was informed the home was taken off market, and now evidently the home is being rented out.

Melvin Deegan was sent an apron letter. He had no apron and then came into the office asking if he could enclose carport even though he had already done it. Was informed that now he would have to build a carport or garage. He deconstructed the enclosure, but has never put the apron up.

A no apron letter was sent to a home that is across from Mike's old house.

Peter Nichols was sent a second letter. He had a carport or garage that he enclosed and made an apartment, which is being rented out, he has two driveways and two mailboxes, one is marked with a B. He was told he cannot do that. Was sent a certified letter that he would not sign for. Went to a vacation rental site and sent email that they would like to rent the property so that he would contact Rich without knowing. When he called Rich he told him who he was and why he was calling. Was given 60 days from the end of May to notify the board of his intentions. He was told that he needed to get rid of the rental property and informed that Leilani is a single family community, no Ohanas on the property, ext. He was also told to get rid of mailbox.

Property on Kahukai was bought by a person that lives in Alaska. He was told to take care of his belongings on property and plants because he could be robbed.

Ellen's Garden no longer has a carport or garage. It is enclosed with some type of glass. The people living there would not talk to them. Owner lives in Palo Alto, California. Notice was sent to him/her stating that he is not in compliance and that he needs to have a carport or garage. A copy was sent to the occupant. Was also told that if you are renting a room that a General Excise License is needed to pay taxes to the State of Hawaii. They were also informed that all signs in Leilani Estates advertising businesses must be professionally made.

Michael Hale was also served by Emily. Talked to Rich on phone. He agreed to take down car rental sign down. Asked about the Hale's Hale sign and was told he could keep it up as long as it was not on the street. Claims he is not living there on property. When asked for his address he stated that the only address he had was the one that Leilani had on file. He was informed that the mail box that is associated with that address is not a certified USPS receptacle. He stated he would take care of it. Meanwhile there are still multiple cars parked on the street. Told Emily that he had no bed and breakfast, and that he would just rent rooms.

Down the road from Michael Hale is a property that Leilani Estates was informed was a Buddhist retreat.

A lot on Kahukai is being bulldozed. May not be section 2.

Rich wants to get a lawyer soon to send out letters because no one is responding. A decision was made that both President and Vice President.

Black made an effort to make an apron.

Emily Rivera Report on Conversation with Attorney:

Amendment to the bylaws pending, waiting for instructions from Leilani Estates, meeting on going for bylaws.

Amendment for two story houses will be changing. It is to protect the ocean view.

Peters: waiting for a response from Ivan. Letter was sent to Ivan on the April 28, 2016.

Pagaduan: Court order was issued 02/25/2016 and a certified letter was sent that was not picked up, another was sent again 03/29/2016. They had 30 days to comply from date of order. The thirty days is now up. The LCA now has the right to go onto property and remove bus, tent, and seek reimbursement from owner. LCA feels that police will have to be contacted at time when this is done. The woman that lived next door no longer lives there because she feels unsafe. An estimate for clearing the lot will need to be researched, that means that police will have to be there when the lot is looked at to see what is there. A notice will have to be given to the people living on property notifying them to vacate property. A notice will be sent to owners as well letting them know that they will be removing vehicles from property.

Hawkins Bankruptcy: Documents were reviewed and it was determined that LCA debt was discharged. Informed that this was an older one and that they are trying to find out if they still have claim to some money from them.

Reinforcement of Leash Law Dr. Maag: Demand letter was sent out certified mail on 4/13/2016, owner never picked it up, sent again via regular USPS on 5/04/2016. Owner sent a letter to Ray on 5/19/2016 asking for 14 days to respond. Owner was told that it was okay.

3 notices were sent out in regards to the tax sales.

Effective July 1, 2016 new laws will go into effect making it easier to evict squatters.

Meeting with Greggor Ilagan: Regarding Maile Street, in the county records the name is spelt Maili Street. When Leilani Estates made their sign they spelt it Maile. The problem is that in Puna area we can only have one street named Maile. There is currently a street in Mountain View named Maile Street. Ilagan gave options to change the name of street to Maili or Ala Maile. A letter will be sent to Ilagan stating that Leilani Estates will not be changing the name of the street or sign.

Verizon Cell Phone Tower: memorandum release. New tower manager. Nothing in regards to monies will change. The release form needs to be reviewed and signed.

Old Business:

Pig Damage: Talked to someone in regards to setting up traps, but now not really thinking that is a good option because of too much risk of the traps getting stolen. There was also the choice that barrels could be set up, but Leilani will be charged about \$25 a pig. All these traps need to be set up off properties and near the street. In the past a list would be given out with numbers of people willing to take pigs off your property, it was unknown who charged, it was the property owners responsibility to

investigate. Emily to get a list of people who do pig removal, and it needs to be established no dogs no guns, and that LCA is not promoting it.

Windows: Windows are 5'0 tall 4'0 wide, because 5'0 tall they are too tall to meet code. Window must be at least 36 inches off the floor so that no one will fall out of them. The only thing available on hand are 4 foot windows. This means that a window measuring 8 feet wide and 4 feet tall would replace the two windows to meet code. 8 foot wide, 4 foot tall window would run about \$300 dollars each, four foot windows would cost about \$170. Total cost to replace the windows would be somewhere in the realm of \$2,200.00 dollars. Wood, siding and dry wall would run about \$1,200 dollars. The total cost would run somewhere about \$3,400.00 to redo the building. Window in storage closet should be kept. Windows in garage should be kept as well but made smaller to make it more difficult to be robbed, and keep ventilation. If windows are going to be redone then should the second door should be taken out. The work will be done by the LCA. Next meeting a decision would be made on what to do. Motion was made by Rich to undertake the renovation of the main building at the Leilani Community Association, which includes the replacing of all windows with new windows, removing the extra door, and dry wall the interior walls, with the work to be done by the LCA. The motion was seconded by Mark, all were in favor.

New Business

Speed Bumps: Hawaiian Shores policy was handed out for everyone to read. There will be a discussion at the next meeting. Basically if your street wants speed bumps you have to get a certain percentage of those people living on that street to agree to it. Each street will have to buy their own, and once it is paid for the Association will organize it from there. The Association should think about putting in two speed bumps themselves at Kahukai and Kumukahi and another one a little further down, to slow people down. Maile should also be looked at. Mark has been doing research and proposes that multiple speed bumps be put along Kahukai.

Maintenance Status: at 1 ½ manpower and always seem to be challenged to keep up. This job could become two full time positions. Time study needs to be done on how long each maintenance job takes. Current part-time position held by someone that might not be able, or wanting, to become full-time, and the new position will require knowledge in all equipment and required maintenance of Leilani Estates.

Committees:

There are two members on each committee.

The following are the committees and the members representing them.

Architectural/CC&
Recreational
Environmental

Rich Robbins and Richard Willing
Mark Hauanio
Mark Hauanio and Kurt Kaminski

Contact with Attorney
Roads/Maintenance

Emily Rivera
Michael Hauanio (Self Directed)

ANNOUNCEMENT - The next Board of Directors Meeting is scheduled for June 9, 2016, at 6:30 p.m.

ADJOURNMENT-- Mr. Turkovsky adjourned at approximately 8:25 P.M.

Respectfully Submitted By:

Emily Rivera
LCA. Secretary

APPROVED