

**LEILANI ESTATES COMMUNITY ASSOCIATION
MONTHLY BOARD OF DIRECTOR'S MEETING
MINUTES
THURSDAY, AUGUST 13, 2015**

CALL TO ORDER: Jay Bondesen, President, called the meeting to order at 6:30 p.m.

ROLL CALL (Quorum Established): by Vaunda Stenzel, Secretary

Board Members present:

Jay Bondesen, President	Vaunda Stenzel, Secretary	Wymond Wilds, Vice President
Greg Armstrong, Treasurer	Rich Robbins	Kurt Kaminski
Board Member absent: Maralyn Renken		

Others Present: Mike Stenzel, Jay Turkovsky, Barry Pieratt, Civil Defense

I. **COMMUNITY EMERGENCY OPERATIONS PLAN:** Barry Pieratt, of Hawaii County Civil Defense, gave a presentation on how to develop a Community Emergency Operations Plan, along with handouts which are attached to the Minutes as submitted. Mr. Bondesen stated that this would be discussed in New Business.

II. **MEMBER COMMENTS:** Mr. Turkovsky asked why LCA did not accept Civil Defense's offer of a free 40 ft. Matson container for storage of emergency supplies at Leilani Estates. Mr. Bondesen said that LCA did not feel that the container would be beneficial. Ms. Stenzel noted that this issue was never voted on by the LCA Board as a whole. Mr. Bondesen said anyone could reintroduce the issue at a future Board meeting.

III. **MINUTES:** Mr. Bondesen asked everyone to review the minutes of July 9, 2015. Mr. Bondesen stated his concern that the Minutes are too detailed. He cited Robert's Rules.

After discussion, Mr. Robbins made a motion to accept the Minutes with more detail. Motion seconded. The Motion passed, and the Minutes were approved as corrected.

IV. **COMMITTEE REPORTS:**

A. **TREASURER REPORT:** Mr. Armstrong, Treasurer, discussed the financial report.

Total checking and savings as of July 31, 2015:	\$398,466.90
Total receivables:	\$167,777.49
Total Fixed Assets and Receivables:	\$1,191,567.45

Ms. Stenzel made a motion to accept the Treasurer Report as submitted. Motion seconded, the Motion passed to accept the Treasurer's Report as submitted.

D. **NEIGHBORHOOD WATCH/RECREATION REPORT:** Mr. Armstrong deferred because he just returned from vacation.

E. **ROADS/MAINTENANCE REPORT:** Mr. Wilds presented the work log from Michael for the month. Mr. Bondesen asked about follow-up on scraping and sporadic mowing. Mr. Wilds

explained the scraping has not been done because the blade is dull. Mr. Wilds said he asked them to order another blade. Mr. Wilds said the sporadic mowing issues are being addressed.

F. **CC&R's:** Mr. Robbins reported he is still working hard to get everyone in compliance. 19 letters were sent out since the last meeting. 16 for installing aprons, one lack of garage/carport, one welcome letter and a second letter was sent to someone who has ducks, chickens, etc. So far, there has been one apron installed and we have another in the process. The only architectural issue is the corner house on North Oneloa. It is currently for sale. Mr. Robbins contacted the realtor to let her know that there is no carport or garage on that house and told her a possible buyer should be aware they will have to build a two car carport or garage to be in compliance with the CC&R's. The realtor said she disclosed this in the listing.

V. **OLD BUSINESS:**

1. Mr. Armstrong reported on Civic Recovery Services efforts to recover delinquent association dues. They have collected almost \$7,200.00 in bad debt in the last three months. They take 38% of what they collect.
2. Mr. Robbins had questions about the financial statements from the previous month. Mr. Armstrong explained the difference between cash accounting and accrual accounting. LCA uses accrual accounting. There were also questions about the fuel cost for the month. This issue will be looked at with the possibility of doing odometer readings on the Association pickup.
3. Mr. Armstrong discussed the Covenants and Bylaws Committee. He discussed that a Committee was formed over a year ago; but, Iselle hit, then the lava, and everyone forgot about it. He has contacted everyone on the Committee and six out of seven have responded. As soon as he hears from the remaining person, he will send out copies of the Covenants and Bylaws for review. He stated that it will be a long process: review, make recommendations, and then it will have to be sent out for a vote. The office will track the voting and remind those who have not answered to get their votes in.
4. Mr. Bondesen reported there is no update on the Kupono and Hookupu properties. He has requested an update several times from the attorney's office, but has not received any. He will follow up with them.
5. Mr. Kaminski wanted clarification about the Food Pantry distribution. Mr. Armstrong stated that Neighborhood Watch volunteers are going on the last Wednesday of the month to help package food bags at Nanawale, which is acting as the Distribution Hub. Beginning in September, our volunteers will bring Leilani Estates residents' food bags back to Leilani to distribute to those who have signed up.

VI. **NEW BUSINESS:**

1. Mr. Kaminski inquired about the AT&T deal. Mr. Bondesen said because of the AT&T/Direct TV merger, things were put on hold. Maybe in the future, the issue will be re-addressed.
2. Regarding the Community Emergency Operations Plan, it was decided that interested members of Neighborhood Watch, CERT and anyone else interested in development of this plan should contact Greg Armstrong about being on the Committee.

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m. by Jay Bondesen, President.

The next LCA Monthly Board meeting will be on Thursday, September 10, 2015 at 6:30 p.m. in the Leilani Community Association Building.

Respectfully submitted,

Vaunda Stenzel

Vaunda Stenzel, Secretary

APPROVED