

LEILANI ESTATES COMMUNITY ASSOCIATION
MONTHLY BOARD OF DIRECTOR'S MEETING MINUTES
THURSDAY, DECEMBER 10, 2015

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

ROLL CALL (Quorum Established):

Jay Bondesen, President Greg Armstrong, Treasurer Wymond Wilds, Vice-President

Rich Robbins Kurt Kaminski Maralyn Renken

Board Member absent: Vaunda Stenzel

I. **MEMBER COMMENTS:** Jay Turkovsky spoke to the Board about the increasing pig problem in Leilani Estates. He suggested either hiring a contractor to take care of the pig problem or acquire traps and have the Association handle it in-house. He has observed the pigs are tearing up the shoulders and are being observed more often. Mr. Bondesen said that over the years the pig problem will arise and then slow down. The Board has looked at different options for controlling pigs. The Board considered the danger to having people hunt the pigs in the subdivision with either dogs or guns and didn't feel that was a good solution. Snares and traps are a possibility but if you don't get the pig out of the snare or trap quickly enough, that presents problems. Mr. Wilds said he had someone use snares and got rid of the pigs on his property. Mr. Armstrong said they discussed this with the attorney previously and from a Board perspective there are liability issues. Mr. Bondesen thanked Mr. Turkovsky for bringing the issue to them and the Board will see if a possible solution can be developed.

II. **MINUTES:** Mr. Bondesen asked everyone to review the minutes of November 12, 2015.

Mr. Wilds made a motion to accept the November 12, 2015, Minutes as submitted. Motion seconded. The Motion passed, and the Minutes were approved as submitted.

III. **COMMITTEE REPORTS:**

A. **TREASURER REPORT:** Mr. Armstrong presented the financial report for the period ending November 30, 2015, for review and approval.

Total Checking and Savings as of November 30, 2015:	\$384,062.36
Total Receivables:	\$150,347.73
Total Liabilities and Equity:	\$1,092,613.31

Mr. Armstrong stated that they have been trying to sell the trailer that was used for spraying. They had it advertised at the monthly Community yard sale and only a few people expressed an interest. One person is interested in purchasing the trailer. Mr. Kaminski said he might know of someone to purchase it. Mr. Bondesen asked Mr. Kaminski to let him know by Monday, January 11, 2016, or the other interested party can purchase it.

Ms. Renken made a motion to accept the Treasurer's Report for the period ending November 30, 2015. The motion was seconded. The Treasurer's report was approved as submitted.

IV. **ROADS/MAINTENANCE:** Mr. Wilds presented a report on what the maintenance crew has been doing. He said they have received the scraper. Mr. Wilds brought up maintenance of the signs within the subdivision. He said they need to be cleaned and straightened. There are a couple of speed limit signs on Leilani Blvd. that are unreadable. Mr. Kaminski reminded everyone that is the County's responsibility. Mr. Wilds was going to call the County. The signs need to be maintained yearly. Mr. Bondesen said the maintenance crew was starting to paint the posts yellow to keep them from rusting. Mr. Wilds will follow up.

V. **CC&R's:** Mr. Robbins said the following issues are being addressed:

A. A second letter has been sent to a homeowner on Kahukai about a garage being converted to a residence.

B. On Moku, a new house with no carport. He has sent a letter and the owners have replied they are building the carport themselves, and will get it taken care as soon as they can.

C. On Moku, an existing house with no driveway apron. The owner is clearing trees out and anticipates having an apron put in by the end of January.

D. Two complaints have been filed with the County Building Department on buildings that people are living in but are under construction. One person is living in a building with no building permit on file and no utilities. Mr. Robbins has asked the owner to provide plans. The other issue is that the driveway to this property may be encroaching on the other lots owned by another owner. Mr. Robbins has asked the owner to do a survey to clarify property lines. These issues will be followed up.

E. There was a complaint from a homeowner of someone building a building on a lot behind them. Mr. Robbins investigated and filed a complaint with the County Building Department.

F. There is also an existing issue of someone living in a bus on a property. Mr. Robbins spoke to the person two months ago and was assured that he had permission to be there and was going to build a house. Nothing has been done. He sent two Certified Letters to the property owner and they were returned as not deliverable. Mr. Robbins is going to attempt to contact the person living on the lot again and ask him for proof that he is allowed to be on the property and has plans submitted to the County for a permit. Attempts will be made again to contact the owner.

VI. OLD BUSINESS:

A. **Leilani Estates Leash Policy:** Mr. Armstrong said he reviewed the existing policy and corrected some spelling errors and other small items. He presented the corrected Policy to the Board and asked for review and approval.

Mr. Wilds made a motion to accept the Leilani Community Association Leash Policy dated December 10, 2015, subject to revised Leilani Leash Law Policy. The motion was seconded. The Policy dated December 10, 2015, was unanimously approved.

Mr. Armstrong also said he made a few small changes in the letter to Offenders that goes with the Policy.

B. **Legal Status Update:** Mr. Bondesen discussed the latest status report from the Association attorney. One of the cases has a Court Date set and at that hearing, we will find out what steps to take next.

VII. NEW BUSINESS:

A. Mr. Robbins brought it to the Board's attention that there is a problem with the designation of Maile Street. More than a year ago the County changed the street name from Maile Street to Maili Street because of a conflict of another Maile Street in Hilo. Mr. Robbins explained that insurance, cable, and other businesses have been sending correspondence to Maili Street and the Cable company actually disconnected several people on Maile Street because of the confusion. If the street is changed to Maili there will be a lot of items that homeowners would have to change and it would create a myriad of problems. Mr. Bondesen said he will contact Greggor Ilagan and speak to him about this problem.

B. Mr. Armstrong brought up Christmas Bonuses and pay raises for employees of the Association. He recommended giving Christmas Bonuses to the employees and raises. Two of the employees received a raise during evaluations and one employee will receive a cost of living raise. It was agreed to give bonuses and raises as discussed.

C. **Board Nominations:** The deadline for Board nominations is December 31, 2015. It was decided to announce and ask people to run at the Annual Christmas Party.

There being no further business to come before the Board, the meeting was adjourned at 7:30 p.m. by Jay Bondesen, President.

The next LCA Monthly Board meeting will be on Thursday, January 14, 2016, at 6:30 p.m. in the Leilani Community Association Building.

Respectfully submitted,

Vaunda Stenzel
Vaunda Stenzel, Secretary