

Candidate Forum

Candidate Answers to Question 2. - *Choose the TWO top ranking of your issues and describe how you would tackle the problem.*

Candidates listed alphabetically:

Greg Armstrong

ISSUE A – I do not support providing access for tourists & would want to exclude them from turning our neighborhood into a tourist destination. ISSUE B would address excluding them.

ISSUES B & C – are the two that I rated the highest in importance. We already established C as a priority, have a committee organized and working on it and have had some successes already. Working closer with the BOD and the new Trespass / Squatter procedure developed by the BOD and approved by the committee as well as the police department.

Issue B I rated 2nd highest due to the fact that a majority of the membership voted to have us move forward on this. A committee should be formed immediately to include two board members and at least 2 members of the community.

I also want to comment on Issue I. Do we need legal counsel, yes we do, but there is nothing we are currently doing that requires us to keep one on retainer. However, if at any point it becomes evident extra time is required a retainer for a specific time period could be authorized by the BOD. Thanks to the Trespass/squatter team we now have a clear path on the steps to take and only after all those are exhausted would we need to involve an attorney and that could be done on a fee for service basis. We have an attorney that has been in service with LCA for many years and understands our by-laws & CC&Rs & think we should approach him to see if he is able to handle the issues we may need quick responses to. It is important to have Legal Counsel

that is dedicated to the good of all of Leilani and not just a few selected members.

Kris Burmeister

Tourists: This is a very important topic. If you want tourism you need a gate. If don't want tourism you need a gate. I personally believe the neighborhood could benefit from a structured form of tourism. It could help pay for gates, roads, general upkeep of the community center and any other special projects LCA votes to pursue.

Gate: A gate, or gates is a very important issue. We need them to control the flow of rental cars and tour vans roaming the neighborhood at will and not contributing to the community. I believe it will cut down on criminal activity as well.

Getting rid of Crime This is an absolute must! I am very passionate regarding this topic. I want to see as much of the criminal element pushed out as possible. I think we were seeing good results with the assistance of legal counsel.

Safeguarding empty homes This is a very important issue. We have to inspect what we expect. How can we assume a house is secure? I think neighborhood watch should be involved with home owners to help ensure the security of empty homes. It affects us all.

Enforcing existing covenants very important

Retaining a lawyer to handle legal concerns in all of the above challenges.

Absolute must!

TWO top ranking of your issues

1. I believe we can do a much better job with fighting crime in Leilani Estates. A committee has already been formed and results seen. We used an attorney to help accomplish this goal. I would like to continue those efforts and we will need good legal counsel to assist. I would push to hire an attorney to fill the void from our previous one.

2. Gates, Tourism, Security - Security aspect: These topics go hand in hand. To me gates are a must. Right now we have a free-for-all regarding tourism. Tour vans and rental cars are in and out of lower Leilani Estates daily. None of which are helping to pay for the upkeep of our roads. I think a gate is needed to secure Kuponu St, Moku St and Kahukai St. I don't see a gate going on Leilani Ave ever.

Financial aspect: We have lost almost half of our revenue due to lots being covered. This puts a strain on property owners who have unaffected lots. Sooner or later the annual dues could go up to compensate. I think tourism should be considered to offset expenses. It can help pay for roads, gates and general upkeep. I believe it should also have a substantial lava victims fund built in. We could do this by allowing a handful of property who own near certain sites and offer a viewing spot. Not all properties can participate because not all of them offer a view. Absolutely at no time should people hike on the lava unless they are on land that the owner has given them permission to be on. No crossing over another person's property ever !

The common argument against tourism is that businesses aren't allowed in Leilani Estates but that's simply not true. Many businesses have been allowed to thrive over the years. In fact renting your house out long term or short term is a business. And it has the potential to adversely affect the neighborhood. I think tourism is a possibility but it's something that has to benefit the community as well. If it doesn't help our current neighbors and neighbors who lost homes I think it's a no go.

Heath Dalton

Since I have moved to Leilani Estates (LE) it has always been the same 6-10 people who volunteer for everything. It is great to see so many people taking an interest in LE and we need to take advantage of that interest. We need assistance from as many neighbors as we can moving forward to help this community heal. Ideas, suggestions and input from all of our neighbors is what

we need. Unfortunately, it took the earth opening up beneath our feet to bring that to the forefront.

Top two ranking issues:

“C” would be my top priority but I feel that the task force that has been formed is doing an excellent job. Therefore, I do not see a reason to address this particular issue at this time other than legal assistance. “B” is a point of contention for Leilani residents in both section I and II. If the point of the gate is to control tourism and help with the squatter situation and theft I do not understand the current board’s fascination with blocking off section I as that will not address any of those issues. I would need additional information from the current board as to why they made that decision as I do not understand it. I do not see the reasoning behind this decision nor do I see the need for the expense of gates/barricades between section I and II as it will do nothing for the betterment of the neighborhood other than have less traffic on those streets. If the point of the gate is to control the influx of tourists and looky-loos then we would need to install three (3) gates. One on Moku South, one on Kupono south and one at Kupono/Kahukai. That would control all the tourism in the neighborhood which I feel is the majority of the reason behind a gate at this point. I do believe that would need to be voted on by the community in Section II. You elect the board members to make decisions for the betterment of the community and the community will not be involved in the everyday decisions of the LCA board. However, I do believe that larger decisions that affect everyone such as a gate, does need input from the community. This would need to be voted on by the community with additional input from the neighbors that the gates would affect the most left those behind the gate. You do need gates if you want to block out tourism and you also need gates if you want to control tourism. A gate does not have to be a permanent solution. It can be left open or removed all together after things simmer down. This is not just a simple “yes” or “no” vote then move forward. There are a lot of aspects of a gate that need to be looked at. Initial upfront costs associated with the purchase of the equipment along with instal-

lation of the gate, ongoing costs such as maintenance and vandalism have to be factored in along with the type of gate and how it is accessed. I.E. Cell phone, clicker, etc. I know a lot of this homework as already been completed and will hopefully be shared with the new board. We know based on the last vote that the community in Section II is favoring a gate. I would like another vote based on the three locations that I mentioned above followed up by a meeting of the neighbors that will be behind those gates if it is approved. This is a decision that the community will be involved in if I am a member of the LCA board.

“A” is a very hot subject at the moment as it should be. If it were as simple as “Yes” allow tourism or “No” don’t allow tourism then I would vote no. As we all know, that is not the case. Tourism is happening regardless of whether we want it or not. They are coming in daily and anyone who states otherwise is oblivious to what is happening around them. Tourism has been in Leilani long before I moved here in the form of both legal and illegal Bed and Breakfast rentals. It’s just now you are paying attention to it.

I have said since the beginning that I would support tourism if it was done correctly and money was coming back to the community. Tourism is the number one industry in the state and we are currently failing to take advantage of it. We have lost about 35% of the income for the community from association dues from lava inundated lots. A controlled tourism industry could potentially bring more money in the Leilani Community Association than it has ever seen. This could be used to pay for legal costs among many other items. How I would approach this is to have approved viewing areas that the vehicles can pull completely off the road onto the property. There would be approved tour companies that can come onto those properties and they would take all liability for the people on the tours and properties. I would like to only work with the larger companies for a venture such as this.

Doing tourism in this manner would reduce the number of vehicles on our roads while still allowing the tourists to view this world famous event. They

would only stop at the designated locations and not have tour vans driving up and down all the streets like is currently happening. Not only does this make the tours less intrusive but it brings in much needed money for the community.

In addition to the money coming into the LCA for roads I would like for this type of venture to pay for specific projects, I.E., gates or security and eventually lead to a lava fund. This fund could be used to buy out existing neighbors who have lava covered lots and could even potentially lead to a check for lot owners.

Thoughts on other issues:

“D” I am only aware of five (5) houses that are currently isolated from the lava flow. Those properties are on top of Kahukai. Although I can definitely relate to those home owners, the needs of the majority outweigh the needs of the few. This is something that can be reviewed at a future date.

“E” although relations do need to be improved and will take effort from both sides, my duty as an LCA board member is to Section II residents so this would have to be my lowest priority as a board member. I would accept ideas and/or suggestions from section I neighbors but they have no say as to what happens in Section II.

“F” this is something that I am torn between. I believe it is the individual’s responsibility to safeguard their home and I am against using community funds to safeguard someone’s personal asset(s). However, this can also affect everyone’s property values so that is where I am torn. I think this would best be handled by a committee with possible help from Neighborhood Watch and not by the LCA board. However, if approved by the homeowner I could see using funds to help board up a house but a bunch of boarded up homes will not help increase the value of the neighborhood either.

“G” I feel that the CCR’s need to be enforced but also need to updated. I am just not sure if updating the CCR’s is something that we can get enough votes on to update them. I would need to dive deeper into this to see what is actually required to change the CCR’s. I do not know if it is a percentage of all lot owners or just a percentage of the lot owners that actually vote. If it is a percentage of the all lot owners then I would guess that the CCR’s won’t be able to be updated.

“H” I would like to review the existing contract that we have for our current collection agency in addition to pursuing additional measures.

“I” Given the current climate within L.E. states from the eruption an attorney is required for L.E. at this point. I feel that the need to have a qualified attorney that we can reach out to for legal advice at a set pricing per hour is what we need versus having an attorney on a retainer. If our requirements grow in need then we could consider a retainer until such time those requirements change.

Robert Golden

Support current squatter committee to provide necessary resources, e.g., lawyer, manpower, etc.

Build strong block captain network—use LCA website for communication.

Contact owners of empty homes. Work with them to identify best ways to secure homes, e.g., install alarm or video system, find suitable renters, active surveillance by NW.

Monthly reports from BOD on progress: data on crime and progress on preventive measures. Monthly meetings with police on progress.

Mark Hauanio

I would work on the gating project as my highest priority. First I would get the board members to work with me, and make sure we had gathered the proper resources.

My second priority is getting rid of crime. I would take the same approach, gather the support of the board, then find the resources needed. I always ask volunteers from the community to help.

Henrietta Kaonohi Jeremiah

Improving relations in Leilani community including Section 1. The eruption affected the whole community of Leilani.

The Restoration of Leilani community is the priority for me as well as improving community relations. In the eruption and after the eruption frustrations were voiced strongly at community meetings and groups formed out of individual residents. Leilani residents are resilient and know how to move forward in rebuilding their lives, whether they stay or move away. The issue that was repeated at public and community meetings was the need for transparency and better communication between LCA State/County services and residents. It is very important that everyone has access to information about safety in the community and decision making. We are all vested in Leilani Estates.

I am a community liaison and my experience is in Human and Health services. I believe in open communication and information. We have a team of trained Community Resilience Service providers available to Leilani community.

To address the transparency and communication issue between LCA and residents the LCA community page needs to be updated with current information and any decision-making processes that affect the members. Better communication between LCA and residents through community meetings where residents can offer suggestions and receive feedback.

B) I would support the installation of gates on the PRIVATE streets where there is still present danger to visitors due to sulfuric gasses and road conditions. Namely, Moku and Kuponono at Leilani on the Malama side. It's a safety issue.

I think that we would need to budget for the gates and look at the finances of LCA. Have an audit of the finances when the new Board is selected for 2019.

Kurt Kaminski - Declined to answer questionnaire

Rod Kindel

Additional priorities: Communication, create an official LE Face book page.

2.) TWO top ranking issues

1. C) and 2. G) are related, there is a committee in place trying to corral the source " the squatters". That committee is doing a good job but requires legal to expand and become effective in a timely manner.

Contract an off duty police presence to patrol the neighborhood at random and be present during committee work on affected properties.

4. A) Tourism. The existing BOD policy of "no tourism in LE" has not, is not, and will not work. The BOD has not denied or excluded tourism in LE. The current policy stops LE property owners of the ability to profit and share with our community from this natural event. The current policy has provided a means for those outside LE to monetize our private properties with no return or concern for our community. I would support tourism if done in a cour-

teous Aloha manner, under the direction of LE residents with a return of some of the efforts directed to the LE community.

Emily Rivera - Declined to answer questionnaire

Ross Stadnyk

First, this is a good list to start with and truly all are important, ranking 1-9 is not black and white as listed. First and foremost the following of all CC&R – covenants by all must be required of all property owners, no picking or choosing, all of us must follow, no exceptions as to a board member or property owner. My observations, this needs much attention, following them to the letter will make many of these 9 ideas fall into correct place and order without cost of legal help.

1. For the squatter issue I would work closely with the committee that has achieved results so far, if needed legal counsel is indeed still needed the counsel would be retained to help as long as there was a continued need.

The squatter issue needs to be addressed using the CC&Rs, property owners living in tents are equal to squatters, when we all bought, we agreed to follow CC&Rs, if property was inherited, they inherited CC&Rs as well. Lets all follow the rules!

2. The issue of gating needs to be addressed following the majority vote from homeowners, we cannot allow individual property owners or certain blocks to make or setup makeshift or professional gates as they see fit, this does not follow CC&Rs, and separates our community. So, if the majority feel tourism is a problem and the majority want viewing and dollars then as a community, then we will work together for all. Separate gates on multiple streets are not the way to address, one gate at the start of section 2 to control access, again this kind of decision required HOA to vote, it happened and it passed, from my look outside of the board, at present I would say we must have legal counsel and would be worth our investment to get it right. I do not support or think Mike is the appropriate legal help for us at this time.

James Tucker - Declined to answer questionnaire.

Jay Turkovsky

C. Elimination of squatters and drug house activity is the single biggest economic benefit Leilani Estates can do. While there are many issues that cause stress to our owners, the looting, theft and overall degradation to dwellings causes both financial and to impacted properties and their direct neighbors plus lowers the property value of the entire development. This creates critical hardships for those that need to sell their homes, as well as those seeking refinance, home equity financing or reverse mortgages.

H. Collecting on past-due member accounts is also a direct financial impact to our owners. When LCA carries significant accounts receivable the association is not able to make good financial decisions regarding where spending needs to happen. Delaying improvements to our facilities and not funding our legal guidance area the two most critical areas that do not get addressed. Also, the current outstanding receivables are more that sufficient to fund all security gating requirements plus attorney retainer fees.