



Leilani Community Association

13-3441 MOKU STREET - PAHOA, HAWAII 96778

TELEPHONE & FAX (808) 965-9555

WWW.LEILANIESTATES.ORG

Minutes of Closed Meeting of BOD, 5/29, 7-830pm

Present: Andy Andrews, Heath Dalton (Vice-President), Robert Golden (Secretary), Kaonohi Jeremiah, Cheryl Kaupp, and Rod Kindel (Treasurer)

Absent: Kris Burmeister (President)

Old Business:

- No progress on exit interviews with Greg, Mark & Jay (Kris, Heath, and Kaonohi)
 - Need to inquire about issues that were left outstanding by the previous board and suggestions for new board.
 - What accounting firm was used to do audits?
 - Interviews will be done in pairs.
 - Robert & Kaonohi
 - Kris & Andy
 - Heath & Cheryl
- Status of Bylaws
 - Heath will email bylaws- Next meeting will review changes, recommend changes
- Status of Policies-
 - Heath is working on compiling policies to be distributed to the board at the next meeting
- Heath will fix complaint button on website so residents can make anonymous complaints.
- Andy proposed training sessions for BOD

- We need to follow 421J--legal oversight of homeowners association-reviewing and checking for compliance
- We are out of compliance regarding our use of Executive Sessions.
 - According to Hawaiian law, (421J), we can hold executive sessions only to discuss and vote upon matters concerning personnel, litigation in which the association is or may become involved, or as may be necessary to protect the attorney-client privilege of the association.
 - Going forward all sessions will be open, and if there are issues that need to be discussed in executive session, they will take place at the end of the session and an announcement will be made in the agenda.
- Proposed that the BOD use a particular website to learn about Robert's Rules. It will cost \$10/ month-The motion was passed unanimously.
- Proposed that the Board sign an agreement pledging a particular code of behavior. (See attachment)
- Committee Charters will be reviewed at the next meeting and then reviewed by attorney.
- Robert reported that he has begun to collect email addresses for MailChimp. He will add the list of email addresses that the LCA has previously collected.
- Andy reported that Jay Turkovsky will provide the maps that he created of Leilani properties.
- Andy reported as a SECR update that three houses that were previously boarded-up have been bought by reputable buyers.
- Andy will sign-up members of the BOD as editors to our new Facebook presence.
- Tabled the idea of creating a "Welcome" sign at the beginning of Section 2.
- Andy reported that Alice Lindel will collect signatures of residents of Maile St who would be affected by installation of speed bumps.

Two-thirds of the residents need to approve the installation before it can be executed.

- Robert will take point on organizing a social event with a live band and singer for the Leilani Pavilion for a Saturday night (TBD) during the summer.

Next Meeting of Board of Directors of LCA for Thursday, June 6th,
7-8:30pm

Agenda:

OPEN SESSION 7-8PM

- Old Business (1 hour)
 - Review of Board Agreement for a Code of Conduct (Andy)
 - Review of Committee Charters (Kris)
 - Review of Bylaws (Heath)
 - Review of Policies (Heath)
 - Other outstanding issues
 - Status of vetting Facebook subscribers (Kris)
 - Status and appearance of Community Center (Kris)
 - Status of Maile speed bumps. (Alice Lindel)
 - Status of road at end of Nohea (Kris)
- New Business-Open
 - Issues raised by residents

Executive Session 8:00-8:30

- Denney lawsuit (Kris)
- CC&R complaints

Respectfully submitted,

Robert Golden

Secretary

ATTACHMENT:

Agreement to Serve On the Leilani Community Association Board of Directors

I agree to serve on the board of directors for Leilani Community Association, and I also agree to be guided by the following principles:

1. To attend and participate in all meetings to the best of my ability, and to fully participate in board meetings and communications.
2. To respect procedure at all meetings and to participate in a business-like manner.
3. To maintain complete confidentiality with respect to the board's executive session meetings, including any related discussions or other communications.
4. To accept the board's decisions, even when I disagree, because I understand there may not be unanimous support for every action taken by the board.
5. To promote the goals and interests of the LCA in a constructive manner, and not to take sides with, or create favor for, any separate group of homeowners.
6. To disclose to the board, on the record of the next meeting minutes, any financial or legal conflicts of interest and of any illegal or unethical behavior.
7. To do my best to ensure that the LCA's finances are well managed.
8. To follow and apply the requirements of all LCA governing documents without regard to my personal opinions.

9. To place the best interests of the LCA above my personal interests; the interests of a particular homeowner; or the interests of a faction of homeowners.
10. To resign from the Board if I find I can no longer maintain the terms of this

Agreement to Serve.

I agree to all of the above principles without exception

Signed this ____ day of _____, 2019

Signature: _____

Print Name: _____