

LEILANI COMMUNITY ASSOCIATION
ANNUAL GENERAL MEMBERSHIP MEETING
Saturday, March 18, 2017

CALL TO ORDER- Jay Turkovsky, President at 2:05 p.m.

CLOSE ELECTIONS by Jay Turkovsky

Establish Quorum (A total of 165 memberships must be represented either or by ballots cast)

Board of Directors Introductions

President – Jay Turkovsky
Vice President – Mark Hauanio
Treasurer – Greg Armstrong
Secretary – Ross Standnyk
Directors:
Richard Robins
Emily Rivera
Kurt Kaminski

Introduction of Members present – All members and guests present introduced themselves.

MINUTES

Draft – March 19, 2016 General Membership Minutes. Motion made by Mark Hauanio to accept, seconded by Kurt Kaminski.

REPORTS

President – Mr. Turkovsky said it was busy year for all BOD's. Staffing wise, Kim Falsetta, Administrative Assistant, Michael Hauanio, Maintenance Supervisor and Kyson S.K. Malendres-Costa, Assistant to Maintenance Supervisor. BOD wanted two full time employees in maintenance, but the current part time employee could not commit to full time. So, brought Kyson back full time. Maile street name issue, COH said it was Maili. Jay and Emily got the council to defund LCA's position and won. COH changed name on their end. Two years ago a lady came into the office and reported a property by her that had squatters on it causing a lot of problems. She had to have her mother move out. LCA got involved as the owner of the property did not want to get involved. Went to the attorney and LCA got an evction notice. It took two years but the property has been cleaned up. Mr. Turkovsky let membership know that Albizia trees are the property owner's responsibility.

Treasurer – Mr. Armstrong reported on the financial conditions of the association over the past year. A copy of the report is attached to these minutes. The P&L is on accrual basis. Any attorney fees are charged back to the property owner and that is why there is Attorney Reimbursement on the P&L of \$5217.05.

Interest Income	\$14,809.62
Other Income	\$34,525.00
Total Income	\$279,243.67
Total Expense for year	\$191,099.66

Net Income

\$88,144.01

A member asked about what was included in property maintenance and Mr. Armstrong explained it could be repairs, etc. Also explained miscellaneous expenses, that LCA has two audits per year, one by a QuickBooks Manage and one by a CPA firm who also does the taxes. Rich Robbins made a motion to accept the Treasurers report subject to audit, seconded by Kurt Kaminski.

Recreation Report – Mr. Armstrong reported that the blue bounce tubes on the kid's playground are going to be replaced. Three pieces of equipment are being repaired. One is still being worked on.

Roads and Maintenance – Mr. Turkovsky reported that Michael Hauanio is supervisor now instead of it being a BOD member. Member asked if LCA had complaints on Albizia trees. Mr. Turkovsky reported that only one complaint that he knew of and it was about a Banyan tree on Malama. Instead LCA has been getting more compliments about the grounds, etc. Member asked if a building was going to be installed by the pavilion to house table and chairs and if so, where does the money come from. Mr. Armstrong said it will come from the Tower Fund.

CC&R's – Mr. Robbins reported that it has been a good year. Having a problem with wild pigs. Unfortunately, there is nothing LCA can do about it. Received notice from the attorney that five more property owners were served papers. Mr. Robbins then explained the procedure works. Also said the BOD can fine property owners. Mr. Robbins does go the COH with pictures, etc. Member asked what percentage of people comply with the CC&R's and Mr. Robbins said 90%. Discussion on cesspools. Mr. Turkovsky explained when the corporation was set up with the CC&R's, people who were interested in buying in Leilani Estates all have to abide by the CC&R's.

Old Business

By-Laws and CC&R's Review – Mr. Armstrong reported that the CC&R's were reviewed by the CC&R's committee that consisted of Roberta Vangoethem, Emily Rivera, Jan Kama, Marilyn Renken and himself. They have had three or four meetings and will be presenting changes to the BOD with their recommendations. If the BOD approves then it goes to the attorney. Then the hard part starts as it needs to be sent out to members and have 75% of votes to change them.

New Business

House Resolution #39 – Ken Long gave a presentation of the problems Leilani Estates is having with fire and house insurance and Lava Zone 1. Premiums in Lava Zone 1 are now 3 to 4 times higher. He reported that there have been no loses in Lava Zone 1 and pointed out that it not be evaluated by scientific conclusion, but by lose only if any. The insurance commissioner has to submit a report for review. Mr. Long explained that Lava Zone 1 is where eruptions take place (narrow strip) Lava Zone 2 is active flows and Lava Zones 3 through 10 are less impacted. He hopes the resolution is passed but he no longer can pursue the issue and would like help. He needs local support and to get the word out and would like the BOD's help. He passed out information where the website was for comments, etc. Discussion of whom to contact and he said it was all listed on the paper work he passed out.

Member Comments

Member asked why there isn't a new member orientation once in a while. BOD's said that LCA has many BBQ's, etc. for new people to meet each other.

Election Results

Linda Wortendyke reported that were 2901 votes and 371 ballots. Present Board of Directors will be serving another year.

Next Annual General Membership Meeting is Saturday March 24, 2018.

Meeting adjourned at 3:30 p.m.

Submitted by,

Ross Stadnyk
Secretary

APPROVED