

Kealakekua Bay Estates Owners' Association

Board of Directors Meeting
21-Apr-2007

Meeting Minutes

(Thanks to Rick Down for keeping the minutes since Secretary Steve Judd was unable to attend).

Meeting called to order at 9:06 AM by President Dick Kuehner. Board members in attendance: Vice President Bill Cliff. Member Rick Down.

Business of the Board

1. The minutes of the previous meeting were approved via e-mail prior to this board meeting.
2. Discussion: Gate Codes
 - a. How much does the gate affect threat?
 - b. How many different codes should there be?
 - c. How often should the codes be changed?
 - d. Separate code for services?
 - e. Codes and when to change them should be decisions made by the Board.
 - f. Solicit suggestions from owners at annual meeting.
 - g. Find out cost of gate electronics upgrade.
 - h. Motion by Bill Cliff: Replace the existing gate code on May 15 2007, eliminate personal codes on July 1, 2007; institute a regular scheduled change of the general code every 6 months beginning Jan 1 2008; create a separate gate code for service providers. Residents to be informed via the annual meeting notification, also notify about the availability of gate "clickers", and notify new owners by e-mail.
 - i. Second – Rick Down
 - j. Motion carried with all in favor.
3. Gate Software
 - a. Motion by Bill Cliff: Treasurer to provide President with a copy of the gate software and files for backup purposes and so code changes can be made in the event of an emergency when the treasurer is unavailable.
 - b. Second – Rick Down
 - c. Motion carried with all in favor.
4. Discussion: Neighborhood watch
 - a. We should continue our relationship with Neighborhood watch, but will do so only if we can get a volunteer to be the NW contact.
 - b. Brush must be cleaned away from around NW signs, ask gardener.
 - c. Need an updated contact list of owners with phone and e-mail, perhaps Steve Judd has or could generate one {NOTE: I don't have one, but I'd be happy to make one and handle maintenance if someone gets me the raw data - sj}
 - d. We need a volunteer to be the NW contact. That person's sole function will be to receive NW notices and distribute them. We can ask for one in the annual meeting notice. [NOTE: I can provide web and e-main infrastructure to make this job relatively easy - sj]
5. Lot 20 house addition:

- a. Owners presented their plans and described the proposed changes
 - b. Motion by Bill Cliff: to approve the proposed changes to the Lot 20 property.
 - c. Seconded by Rick Down
 - d. Motion carried with all in favor.
6. Vacation Rental
- a. The advertisement is still on the Lion's Gate web site.
 - b. Continued concerns about rubbish being dumped in the flood control channel.
 - c. Dick Kuehner has spoken to the owner, who has stated they will comply with the CCR's. The board will wait until May 1, 2007 before contacting the lawyer about possible remedies.
7. Driveways and landscaping
- a. Driveways
 - i. Dick has spoken to Lot 53, who said he'll address the driveway.
 - ii. Rick will speak to Lot 55 about his plans.
 - b. Landscaping
 - i. Board will ask Lot 13 to take care of the weeds on the lot.
 - ii. Board will send Lot 15 a "clean-up" letter due to complaints.
 - iii. Board will contact Lot 18 about the boat in the yard due to complaints.
 - c. Motion by Bill Cliff: Owners' Association President to contact lawyer regarding non-compliance with CCR's. The main concerns are timelines to complete driveways and landscaping and adherence to board approval of house colors. The president will also discuss (with the lawyer) what remedies, penalties, and/or letter from the attorney would be appropriate.
 - d. Second – Rick Down
 - e. Motion carried with all in favor.
8. Date of Annual Meeting: June 23, 2007, at Bill Cliff's house.

Meeting adjourned at 10:42A

Minutes submitted by Rick Down, Member, transcribed by Steve Judd, Secretary.