

## KEALAKEKUA BAY ESTATES BOARD OF DIRECTORS MEETING, 23-JUN-2007

### MINUTES

Saturday June 23, 2007

Officers and Board Members in attendance:

Dick Kuehner, President

Bill Cliff, Vice President

Ken Kjer, Treasurer

Steve Judd, Secretary

Meeting called to order at 11:07 AM

Discussion of design requirements vis a vis corrugated metal roofing and reflective surfaces. Consensus view is that non-reflective corrugated metal roofing is allowed.

Discussion of where the "setback" states for flag lots. How much of the driveway on a flag lot must be paved? The consensus view is that the full length of the flag PLUS the 35' setback in the body of the lot must be paved per the CCRs.

Discussion of "second driveways" specifically regarding Lot 18 (where one is being put in) and Lot 2 where one was put in several years ago. The CCRs are silent on the subject of multiple driveways, requiring "A driveway" but not specifically mentioning whether all driveways must be paved.

Discussion of the "Standard Form Letter" for enforcement actions as proposed at the Owners' Meeting immediately preceding the BOD meeting. Since these letters will generally include the specific text of the CCRs at issue in non-compliance, Vice President Bill Cliff asked whether the CCRs could be scanned into a computer as editable text. Secretary Steve Judd agreed to pursue this.

Discussion of enforcement actions – is the BOD prepared to perform remedial work as called for in the CCRs and bill the homeowners? Consensus is that the BOD has no choice but to take this action in cases where the homeowner does not respond in a timely way.

Pursuant to the preceding discussion the Lot 55 owners will be notified that they have 60 days to respond with a plan for their driveway or the BOD will have it paved and bill them for 150% of the cost.

Q regarding the status of Lot 50's proposed house plans. The Design Committee Chair will follow up with the owner.

The house on Lot 49 was repainted without Design Committee approval. The BOD has received complaints regarding the roof, which was sprayed white and is reflective. The owner will be contacted regarding corrective action.

MOTION by President Dick Kuehner (second Secretary Steve Judd):

It shall be the policy of the Association to charge homeowners 150% of the actual cost for any corrective actions on a homeowner's property performed by the board.

Motion carried.

Election of Officers: MOTION by Treasurer Ken Kjer (second by Vice President Bill Cliff):

The current Officers of the Association shall retain their positions 2007-2008.

Motion Carried. Accordingly the Officers of the Association are:

- Dick Kuehner, President
- Bill Cliff, Vice President
- Ken Kjer, Treasurer
- Steve Judd, Secretary

MOTION by Treasurer Ken Kjer (second by Vice President Bill Cliff):

**Ron Hawkes** is not longer an officer and shall be removed as a signatory on the Association's bank account(s), and the following current Association officers shall be the authorized signatories:

- Dick Kuehner, President
- Bill Cliff, Vice President
- Ken Kjer, Treasurer

Motion Carried. The secretary will document this motion in a formal letter, sign it, and provide the signed, paper copy to President Dick Kuehner for use in changing the signatories on the Association accounts at Bank of Hawaii.

President Dick Kuehner will ask Lot 55 about the status of the truck parked next to the garage = it has not moved in months.

MOTION by Vice President Bill Cliff (second by Secretary Steve Judd):

The Association Budget for 2007-2008 shall be adopted as submitted.

Motion carried.

Discussion of the penalties for non-payment of dues.

MOTION by Vice President Bill Cliff (second by Secretary Steve Judd):

There shall be a penalty of 1% per month on overdue assessments beginning 60 days after the payment is due.

Motion carried.

Meeting adjourned at 12:20 PM