

Kealakekua Bay Estates Homeowners Association

Annual Meeting February 21, 2026

Meeting Called to Order

The meeting was called to order by the HOA President Ken Kjer. The president welcomed attendees and the meeting was opened with homeowners introductions. He noted this year marks the 25th silver anniversary since the developer turned the subdivision over to the homeowners in 2001. For the first 10 years the subdivision was managed by a property management company. Since the turnover, the HOA has operated as a volunteer-run association, hiring professional services only when needed. Quorum was met.

Approval of Previous Minutes

The February 8, 2025 meeting minutes were presented. A motion was made and seconded to approve the minutes. The motion passed unanimously.

Treasurer's Report

The Treasurer reported approximately \$92,000 in total association assets, including reserve funds. The budget is currently on track with no extraordinary expenditures. Gate refurbishment expenses from the prior year were noted. Discussion included a full fiscal year financial reporting going forward.

Volunteer Recognition

Special thanks were extended to volunteers including:

- Gus Rouse – Landscaping oversight and lamp post restoration
- Bill Lee – Assisting with lamp repairs
- Sandy Pelzel – Sanding and repainting light poles
- Brandon Kapaun – Electrical rewiring
- Tiana Jefferson, Nikol Schwab, Rich Gentil – Pest Committee
- Linda May – HOA communications
- Tiana Jefferson, Lisa Lee and Adam Sikorski – Hospitality
- Mike & Laura Kelly – Rooster Catching
- David Kerchman, Rob Sturm & Rich Lazear – Sunset conch shell blowing

Pest Committee Reports

Presented by Tiana Jefferson & Nikol Schwab:

Coqui Frogs

The entire Big Island is fully infested with coqui frogs. Hawaii county currently has no budget for coqui frog eradication. In contrast, Maui County reportedly spends substantial funds on frog mitigation. We have a flat annual rate negotiated with the coqui hunters.

Our coqui hunters have hand captured 2,452 coqui frogs not including those caught by the homeowners and the result of the citric acid spraying attacking the babies and juveniles. If you capture frogs on your property inform the Pest Committee of the quantity you caught. Also be specific with the location of frogs on your lot to allow the coqui hunters to capture them. On the current biweekly rotation schedule, 402 lot visits have been made thus far. There is 141% increase in coqui capturers compared to the prior provider.

It was suggested for homeowners to remove dead foliage and debris and thin out dense vegetation such as Monsteras and Bromeliads which attract coqui frogs. Use baking soda from Costco rather than hydrated lime is a better product to catch the frogs.

Report pest issues to the committee by email only at: **kbe-pests@outlook.com**

Fire Ant Program

The fire ant mitigation program is ongoing and within budget. Five treatments completed so far. Three remaining this fiscal year with testing at the end of June.

Pigs

The pig trapping program resulted in 16 captures across three lots and the budget is significantly under target. If you have pigs on your property contact the Pest Committee to get the pig trap. The pig trap cost is \$50. Homeowners should pay the pig hunter directly and the HOA will reimburse them. All trapped pigs need to be retrieved by the pig hunter as soon as they are trapped and all correspondence needs to be sent to: **kbe-pests@outlook.com**

Roosters

There are 7 confirmed captured roosters with none of the budget spent to date.

Turkeys:

Homeowners have noticed they are becoming a nuisance.

Old Business

Landscaping contractor has begun clearing vegetation in the drainage channel.

Gus Rouse will coordinate with landscaping contractor regarding treatment of weeds growing through roadway cracks.

Residents were reminded to safeguard personal gate codes and avoid sharing them unnecessarily.

New Business

Parcel Locker Proposal

A committee was formed to research installation of parcel lockers near the mailbox area. Deona Garcia & Richard Phaneuf volunteered to gather specifications and pricing from USPS to submit to the Board before the budget meeting in June.

Welcome Committee

Historically, most interaction with owners occurred during the building process through the design committee, but more homes are now being purchased and occupied after construction. The board discussed the need for a welcoming process for all new homeowners moving into the subdivision.

Tiana Jefferson, Lisa Lee and Chi Colberg volunteered to organize a committee to welcome new residents and prepare a community orientation packet to be approved by the Board before distribution to all KBE homeowners. The document will cover items such as:

- Gate access and phone entry system
- Community pest control activities
- General information about living in the subdivision
- Volunteer nature of the HOA
- Helpful local information such as services and restaurants

The goal is to greet new homeowners and help them integrate into the community while respecting privacy preferences.

Light Pole Maintenance

The HOA recently received a professional estimate of up to \$30,000 to repaint neighborhood light poles. Because the cost was considered excessive, a

volunteer committee was proposed to explore completing the work with community assistance.

Volunteers included Gus Rouse, David Kerchman, Marty Schwab, Rich Gentile, Shraddha Judd and Michele Iacobucci Kerchman. If anyone else is interested in volunteering let the Board know. The committee will research the safest and most effective method, including whether poles should be removed for refinishing or repainted using a lift. The HOA will provide necessary supplies such as paint and equipment as needed.

Landscaping Guidelines

The homeowners were reminded that exposed black plastic weed barrier is not considered acceptable landscaping within the subdivision. It negatively affects neighborhood aesthetics and property values

Plastic weed barrier may be used only if covered with mulch, rock, or other landscaping material so it is not visible. The only exception is for homes under construction, which may use exposed plastic for up to one year after completion.

Utility Easement

Residents raised concerns about trees planted near electrical boxes. The board will review the issue to determine if action is required.

Bougainvillea Perimeter Hedge

The board confirmed that irrigation was used only for initial establishment; mature plantings are now drought-tolerant and maintained without regular watering. Elimination of the bougainvillea “sculpting” will be emphasized again to the landscapers.

Agricultural Zoning and Landscaping Limitations

The board explained that the subdivision is located within an agricultural zoning designation governed by state, county, and HOA CC&Rs. Under Hawaii state law adopted in 2003, homeowners associations cannot regulate agricultural activity, including trees and plants grown on agricultural properties. Residents raised concerns about certain vegetation potentially affecting neighboring property views and values. Because of these legal constraints, the HOA cannot dictate specific plant types or restrict agricultural planting. Any modification of these rules would require approval from at least 75% of homeowners and would still require approval from county and state authorities.

Neighbor Mediation

It was suggested that in situations involving disputes between neighbors, the involved parties might consider using an independent mediator. A mediator could

help facilitate constructive conversations between homeowners while keeping the HOA board from being directly involved in personal disputes. While not an official HOA process, the idea was generally viewed as a helpful potential option for neighbor-to-neighbor conflicts. Fees would be paid by the neighbors.

Board Vacancy & Election

The board explained that directors serve three-year terms and that the association could either hold a formal ballot election or appoint a volunteer if there were no additional nominees. With no additional nominations from the floor, the board nominated Chi Colberg. A vote of attendees confirmed acceptance of the current slate of board members including Ken Kjer, Gus Rouse, Michele Iacobucci Kerchman, Rick Stambaugh and Chi Colberg. The board will later determine officer roles internally.

The newly elected board member, Chi Colberg, expressed appreciation for the trust placed in her and gratitude to the community for its welcoming spirit. She acknowledged the significant volunteer work done by the existing board and emphasized her desire to support the community, listen to residents, and contribute positively to the neighborhood. Residents responded warmly and welcomed the new board member to the leadership team.

Meeting Adjournment

With no further business brought forward, the meeting concluded with appreciation expressed to all volunteers and attendees for their participation and continued support of the community.