

Kealakekua Bay Estates Homeowners Association

Annual Meeting

Saturday, June 30, 2018

Meeting called to order at 10:00am

Quorum was not met.

25: 15 in attendance, 10 via proxy

Proposed budget for July 1, 2018 - June 30, 2019:

- Approved

Homeowners Dues:

- Decision was made to make no change to the \$250 quarterly fee this year.

Topics Discussed:

• Entrance Gate

Gate receiver has been replaced and remotes should be working. In order for a homeowner to be listed on the entry gate reader board they must have a local phone number. The system will not support a long distance number when a visitor is calling from the intercom at the gate for entry.

• Guard Rails @ Napoopoo Road:

Linda May reported no new news from the Roads Department on the guard rail project on mauka side of the subdivision. All county resources are being used to support the volcano efforts.

• Street Parking:

No permanent parking allowed on the street. Occasional parking for visitors is ok.

• Street Lights:

One light pole will be relocated to light pole location # 26 at the end of Kanele Street. Many lamps in the light poles are out including a few at the front gate. All lamps in the light poles will be replaced at

the same time with more energy efficient lights. Michele Kerchman will do an assessment to determine which lights are currently out. An electrician has already been identified to do the work and cap off the wires on the 2 poles that are not being used. The missing light pole near lot #44 will not be replaced.

- **Street Maintenance:**

Street maintenance has been ok. Some weed abatement needed along side the road.

- **Vacation Rentals**

No Airbnb vacation rentals are allowed in the subdivision. Minimum 30 day vacation rentals only if you vacate your house. Ohana rentals are not permitted.

- **Home & Lot Sales/Foreclosures:**

2 homes have sold in the subdivision as well as 1 lot. One lot is still for sale. No more foreclosures in the subdivision.

- **Coqui frogs:**

Coqui frog hunter continues to visit the subdivision every two weeks to abate the coqui problem. He has authority to abate the coqui frogs across the street at the Plumeria and Mac Nut farms as well as the property outside the subdivision at the end of Kanele Street. Any coqui presence in your neighbors' lots if they are off island report to Linda May. Lauhala tree on upper lot #22 has coquoi frogs. Michael Kelley offered to cut the tree down once we have permission from the owner.

- **Landscaping:**

Perez Landscaping needs to pull the ivy out of the bougainvillea. There is a section of fence missing on Napoopoo near lot #4. The subdivision continues to be sprayed for weeds.

- **Lot Maintenance:**

A big puka exists on lots #37 & #38 at the top of the flag location on the map. All undeveloped lots are required to have the land mowed every 6 weeks when it is raining and every 3 months otherwise. Cost is approximately \$275.

- **Mac Nut Farm :**

There is a complaint about the amount of noise coming from the Mac Nut Farm on Napoopoo Road. Janet Gray will contact the county to make sure there was a permit pulled for the additional equipment installed and confirm there was a decimal test done on the noise pollution. She will report back to the board of the HOA. Once the research is complete the board will write a letter

- **Roosters:**

Cages are available from animal control to capture and relocate the roosters. Laura Kelley has cages for other residents. .

- **Wild Pigs:**

Pigs are still visiting the subdivision. An electric fence is recommended or a cyclone fence is acceptable with landscaping.

- **Dog Disturbance:**

The barking dogs issue has been resolved. If there is a dog noise disturbance contact the owners to make them aware of the situation.

- **Website:**

It was suggested we share resources such as contractors, gardeners, handymen, etc. on a password protected portion of the website. Also to have a place where homeowners can pick up notes and announcements. This will be looked into and in the mean time direct this info to Linda May until the website is updated.

Meeting adjourned at 11:30am