

Kealakekua Bay Estates Board of Directors Meeting

February 21, 2026

Meeting Called to Order

The meeting was called to order by President Ken Kjer. The board discussed preparation of the minutes using AI-assisted transcription and editing tools. The minutes will be distributed to the board for review before submission.

Election of Officers

The officers were confirmed and adopted as follows:

- Ken Kjer - President
- Chi Colberg - Vice-President
- Rick Stambaugh - Treasurer / Secretary
- Gus Rouse - Member at Large
- Michele Iacobucci Kerchman - Chair of the Design Committee

Welcoming Committee

The committee was voted on and formally adopted by the the board. The committee consists of Tiana Jefferson, Lisa Lee and Chi Colberg.

The board discussed the forthcoming welcoming materials for new and existing residents. The document may include but not limited to:

- Community guidelines and helpful information.
- Reminders about landscaping expectations.
- Clarification that the community does not guarantee protected views, as tree growth and agricultural activity cannot be regulated under current laws.

* The board will review the draft before it is distributed

Light Pole Painting Committee

The committee was voted on and formally adopted by the the board. The committee consists of Gus Rouse, David Kerchman, Marty Schwab, Gautama Katzman, Rich Gentile, Shraddha Judd and Michele Iacobucci Kerchman. Gus and David will do research to better understand the feasibility of this project.

Board Member Availability and Travel

Members agreed to notify the board when extended travel is planned so responsibilities can be coordinated

Gate Codes and Community Access

The board revisited questions raised about gate security and access codes. Key points discussed included:

- Each property owner already has a unique gate code tied to their lot number.
- Construction activity and service providers often require temporary access.
- Technology solutions such as mobile-app entry or remote access systems were previously researched but estimated costs approached \$30,000, similar to replacing the gate system itself.
- The board reaffirmed that owners can change their personal codes if desired and that the current system remains the most practical solution at this time.

Security and Prior Incidents

Board members reviewed past incidents related to community security, including a prior vehicle theft. The board noted that most incidents are isolated and that extensive surveillance systems would require significant cost and monitoring resources. The general consensus was that current security measures remain appropriate given the circumstances.

Exterior Lighting Concerns

The board briefly discussed a homeowner concern regarding exterior lighting remaining on overnight at a residence following a previous security incident. Board members noted the concern but agreed it is relatively minor and may be best addressed neighbor-to-neighbor rather than through formal enforcement unless it becomes a broader issue.

Mediation Concept

Members briefly discussed the suggestion raised during the Annual Meeting about mediation between neighbors when disputes arise. While the HOA itself generally does not intervene in private disputes, mediation could be suggested as a voluntary option for homeowners if needed.

HOA Dues and Accounts

The board reviewed the status of HOA dues payments. Most homeowners are current. A few accounts required clarification or follow-up regarding payments received or outstanding balances. Ken Kjer will verify records and confirm the status of remaining accounts.

Financial Philosophy and Special Assessments

Board members reiterated the long-standing financial philosophy of the association: maintaining sufficient reserves through regular dues so that special assessments can be avoided whenever possible. There has never been to date a special assessment in our community. The board noted that funds were previously used for major projects such as the community gate and that dues had been reduced temporarily during the recession and the pandemic to assist homeowners experiencing financial hardship.

Action Items

- A cap or plate needs to be manufactured or purchased for the 2 light poles that are missing.
- It was discussed that a quarterly newsletter could provide more transparency for the board and be community building asset.
- Chi to meet with Ken to better understand her responsibilities, review the CCR'S, and learn about the entrance gate system.
- Michele to provide a light pole map to Ken indicating which street light bulbs are not working. Ken to inform Brandon, the electrician, to replace those bulbs.
- Website officer titles need to be amended.
- Discussion about plants in the utility easements. It was determined if there was a problem that HELCO would be contacted. Michele to visit the site in question.
- Rick mentioned another weed killer not as toxic as Roundup called Caprick Acid. It is double the cost and available at Farm and Garden in Captain Cook.

Annual Meeting Reflection

Board members noted that the Annual Meeting was well attended. The board felt the meeting tone was constructive and positive for the community. Board members expressed appreciation for the level of participation and the respectful dialogue among homeowners.