

KAPOHO BEACH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
MARCH 11, 2006

LOCATION: Larry Leach's home

DIRECTORS IN ATTENDANCE: Larry Leach, Harry Samelson, Joy Dillon, Richard Thompson, Rose Foggia Clarke

GUEST: Sheri Lehner from Vacationland Farmlots demonstrated the new KBCA website on Larry's computer. Various small adjustments were requested by the directors regarding contact phone numbers and inclusion of Water Board information and updates.

CALL TO ORDER: 11:35 am

I. PUBLIC ACCESS TO CHAMPAGNE LAGOON: The directors reviewed a letter from a community member regarding public access to Champagne Lagoon by way of the Kumukahi Lighthouse Road and pedestrian traffic through Kapoho Beach Lots. Discussion heard regarding State ownership of the lava field between the Lighthouse and Kapoho Bay. After discussion, it was agreed that Larry would respond in writing to the concerned community member.

II. GREEN WASTE: The problem of accumulated foliage and green waste on the roadsides has increased substantially since the closure of our Green Waste Lot. Solutions to the problem have been discussed by the Green Waste Committee. Harry detailed a proposed plan to purchase a large chipper which would then be leased to a licensed professional who would service our community members as needed. One of the potential landscape companies is En Rich The Earth owned by Rich Hancock. Harry and Thea will research costs and possible procedures.

III. NEW GATE and SURVEILLANCE CAMERAS: Harry reported that Robert Alarcon with Paho Security has received the down payment for the new gate and surveillance cameras. Harry will report on the progress of the project as it unfolds.

IV. GATE REPAIRS and MAINTENANCE: The recent damage to the gate has been repaired and paid for out of association funds. Larry has been in contact with Gwenette regarding her liability in the matter. She agrees to pay, but won't have the money until March 15.

MOTION: If no payment is received from Gwenette, the board will proceed with small claims court. H. S. / R.F.C. passed unanimously

V. COQUI UPDATES: The hand capture team continues to need more volunteer labor. The next newsletter will appeal to the community for money and labor donations. Dave Rasmussen, Jack Christenson and Marvin Dice are coordinating hauling the sprayer and

notifying the crew members. Howard Lontoc has brought the County sprayer and donated \$800 of citric acid and \$100 of hydrated lime.

VI. TREASURER REPORT: Richard reported the Coqui Fund has \$1650 in community donations and \$1250 in grant monies.

VII. HISTORIAN and PHOTO ARCHIVES: In order to preserve the history of Kapoho, the next newsletter will request old photos from community members which we can then print and archive.

VIII. ROADSIGNS: The intersections where Konani meets Kapoho Beach Rd. and Laimana has become hazardous due to new construction and heavier traffic. It was agreed to post stop signs at both ends of Konani to clearly indicate right of way.

IX. DISCHARGE OF SEWAGE: Current state of homes in Kapoho is that any construction prior to 1990 didn't require septic systems. As a result, the majority of homes in Beach Lots have inadequate containment and treatment of their discharge. Vacationland community member Eric Schott has been working with politicians to secure grant monies for small diameter sewage treatment plant for this area.

MOTION: To invite Eric Schott to the next board meeting on April 8 to present the details of his project for a small diameter sewage treatment plant. H.S. / J.D. passed unanimously

X. COVENANTS CONDITIONS AND RESTRICTIONS: Joy has been researching the claim that Kapoho Beach Lots had C C & R's in the early 1990's. She showed the board copies of the newsletter asking the community to vote to amend the Bylaws to include the C C & R's. The current Bylaws which are documented with Land Court do not contain the proposed C C & R's. The directors concluded that the community voted down the amendment.

Complaints have come in regarding a camper shell parked on a small oceanfront lot on Ala Pai Pt. The owners purchased the lot a few months ago and are in the process of acquiring a building permit. The neighboring homeowners are not happy that the camper is used as accommodations. Larry agreed to pen a letter to Mr. Schnackenburg regarding the limited authority of the board of directors. He will include some suggestions for possible actions the offended parties may take to resolve the problem.

ADJOURNMENT: 1:10 pm