

KBCA BOARD OF DIRECTORS MEETING

October 4, 2008

LOCATION: Harry Samelson's home

DIRECTORS ATTENDING: Harry Samelson, Richard Thompson, Sandi Barsell, Steve Revenaugh, Joy Dillon, Kitty Christensen, Rose Clarke. Some Community members present: John Barsell, Roger & Terri Meeker, Gladys Christenson, Dean Witt, Merrill & Glorius Schrieber, Chris Rand

CALL TO ORDER: 10:00 am

AGENDA ADDITIONS: By-Laws & Road Assessment Formula; Executive Insurance

SECRETARY REPORT: Joy made a motion to approve the Minutes of September 6, 2008. Rose seconded; Minutes were unanimously approved.

OFFICERS' REPORTS

Harry Samelson, President – Harry will give his reports under Old and New Business.

Richard Thompson, Treasurer- Richard had no report.

Rose Clarke – Mailboxes. – Rose reported 5 individuals have not paid for their mailboxes. She will send out another reminder to them. A total of 17 boxes are available. In the near future mailboxes will have the street number on them. The Board received a letter from the Pahoehoe postmistress regarding violations of individuals putting things in their mailboxes and penalties that will be imposed by the post office. **This is NOT a Board responsibility, but as a reminder to Community members, Rose will forward the letter to Steve Marcotte to be posted on KBCA web site under Mailboxes.**

Joy Dillon – Coquis – Joy asked Harry to begin the report. Harry spoke with Tom Yeh and received boilerplate by-laws and articles of incorporation for a theoretical association whose reason for existence is to fight the coquis. He read the proposed mission statement. The documents would have to be sent out to the membership for vote.

Harry also spoke with KBCA's insurance company. It would NOT cover the proposed coqui association. We cannot get insurance for an association's paid workers. Currently, the KBCA has no liability insurance for any paid workers. In the past Altres handled payment to workers and the associated costs; but we had to pay more. A few years ago the Board stopped using Altres. The consensus today is to proceed forward with Altres. **Richard will contact them and set up KBCA account. He will also get a worker's Altres Contract to review.**

Joy made a motion that KBCA will use Altres for all paid workers for KBCA. Rose seconded. Motion passed unanimously.

Steve made a motion that only volunteers can work on coqui eradication until we get insurance for paid workers. Kitty seconded. Motion passed 5 in favor; 1 opposed-JD.

Much discussion followed on the Coqui Issue:

- a) To continue fighting the coquis at the rate we have been doing in the past, the annual cost will be approximately \$50,000. That divided by total TMKs is \$230/year per tmk.
- b) Have a mailing to all members including an envelope asking for \$230 contribution. KBCA By-Laws, Article I, paragraph 2, give the Board authority to do this.
- c) Send out a ballot to the community similar to the mailbox ballot.
- d) Send out a letter asking for contributions or a ballot asking individuals if they want to join an association that would have dues.
- e) The coqui association would have no legal enforcement to get the money. If the majority of members vote in favor, there is a moral weight to those who do not want to give money.

Rose made a motion that a ballot be mailed out to the community asking for a vote on two or three choices regarding the coqui work. No action taken on the motion, but the **consensus was to have a committee work on the language of the ballot and email it to the Board members within a week for vote. Joy agreed to head the committee.**

Rose made a motion to have a By-Laws Committee established to review our By-Laws. Richard seconded. Motion passed unanimously. Roger Meeker and John Barsell volunteered to be on the committee.

Sandi Barsell – Secretary – Sandi reported that she has received four nominations for the 3 Board positions . The November Newsletter will include the nomination forms and ballot. The Board agreed that the ballot will be in reverse alphabetical order.

Kitty Christensen – Neighborhood Watch. – Kitty reported that the meeting she and Francine had planned with the police officer was postponed. She reported one car towed and theft of a truck. Dean Witt reported an individual arrested for trespassing. Terri Meeker presented a report from Officer Ishii who agreed to meet with Neighborhood Watch. The report shows thefts and burglaries have declined since 2005.

Steve Revenaugh– Clickers - Steve reported sale of clickers \$385. He met with JB Electronics and Alert Alarm and is waiting for cost information from them. Because of the ease to disable cards, Steve believes we should stick with clickers. We can replace the controller and the Linear clickers will work with it. A new controller can be programmed remotely and the existing clickers would be reprogrammed.

The cameras at the gate are unable to read license plates. The consensus was that we need to upgrade the system that we have.

Roger Meeker gave a handout entitled “Kapoho Entrance Gate”. His proposal is to form an ad hoc Gate Assessment Committee which will thoroughly study and address all aspects of our entrance and exit gate situation. The Committee will attempt to come up with a comprehensive improvement proposal for the KBCA Board and members to consider at the next annual meeting.

Joy made a motion that we form an ad hoc committee for the Gate. Steve seconded. Motion unanimously passed. Steve Revenaugh will chair this Committee.

NEW BUSINESS

a) Parking spaces outside of gate – Harry. Harry said the newly formed ad hoc committee should address this and it would need to be decided by the community.

b) By-Laws and Road Assessment Formula – Rose. Rose asked that in light of the fact that our subdivision has had limited subdivision, it seems unfair to strictly apply the formula to TMKs over 5 acres. Harry asked Rose to come back with a proposal which would address the financial impact to the community. This would require a By-Laws amendment. We will discuss at our next board meeting.

c) Executive Insurance – Harry. The consensus was that according to our By-Laws, Article VI, paragraph 10. Exculpation, “Each director...free from all personal liability for any acts done on behalf of KBCA....” we do not need insurance.

OLD BUSINESS

a) Exit gate status – Harry. The deadline is tomorrow for completion. Joy suggested that we extend the deadline to the end of Monday. Harry will followup.

b) Bulletin Board – Joy. Joy reported a range of \$600-\$1200 for a new board. After some discussion, Chris Rand volunteered to work with Joy on construction of the board and he is donating pieces of Plexiglas.

c) Status on Gate sign – Rose. Rose handed out proposed lettering for the new sign which was edited by the Board. It will have reflective lettering and cost between \$160-190. She will proceed with ordering the sign.

d) Report on KeKaiLoa Road – Rose. Rose reported that the name has been approved and all addresses will be assigned as a group.

ANNOUNCEMENTS – None

MEETING ADJOURNED: Motion made to adjourn at 12:40 pm.