

KULA KAI VIEW ESTATE COMMUNITY ASSOCIATION

March

Minutes ... Board of Directors Meeting ~~Feb.~~ 12, 2007

Executive session held at Johnny Waller's/ Kula Kai View Estates

Note: Kathlyn Richardson was turned away from the meeting after being informed that it was an executive session. Discussion prior to session determined that there were items on the agenda that were not executive issues and that lot owners could have attended the board meeting. It is appropriate to adjourn a regular session of the board and enter executive session. At this point only officers and board members shall remain in session.

REVIEW of APPOINTED OFFICERS.

Rod Frost posed a concern that the appointing of Ric Elhard to the position of Secretary of KKVECA. He felt that because of his views regarding the enforcements of the CCR's that he would not be an unbiased in recording minutes or communicating the boards actions to the community.

Ric assured that he would communicate the minutes and actions of the board as accurately as possible. He also agreed to hold and maintain the records of the association and to help facilitate the collection of annual dues for the association.

He also stated that regarding the Enforcements of the CCR's he would not facilitate communication with lawyers to sue members of the homeowner association . This would need to be facilitated by other members of the board.

A vote of confidence resulted in 3 votes for confidence and 3 votes abstained.

ENFORCEMENT of CCR's

A list of violators of the CCR's within the last 6 years was presented to the board by Arleen Myers. 16 members of the association were represented on the list.

An attorney has been contacted regarding enforcement of the KKVECA. CCR's. He has agreed to send letters to association members for a fee of \$75.00 per letter.

The board agreed that a letter from the board to association members would be the first approach to contact lot owners with infraction to the CCR's.

A sample letter from the board was presented for review. The letters to association will contain a list of the infractions and ask that the lot owners reply to the board with in 30 days.

If there is no response from a lot owner regarding the infraction the issue will be forwarded to the attorney for further action.

REVIEW of LETTERS PREVIOUSLY SENT TO LOT OWNERS.

It was noted that letters have been sent to lot owners in the past. There has been limited response to letters sent by the board. It was discussed that letters from an attorney would have a greater impact on association owners to comply.

WITHDRAWAL OF LATE FEES

After review of the Association By-Laws it was determined that the raising of the late fees requires a 2/3 vote of the association. It was ^{unanimously} ~~anomalously~~ agreed to rescind the \$25.00 late fee and \$5.00/month voted on at the annual board meeting.

RAISING the DUES in 2008

After review it was determined that the annual association fees can be raised 10% per year. It was ~~anomalously~~ ^{unanimously} agreed to raise the association dues. New fees of \$77.00 will be levied in 2008. ^{unanimously}

DIRECTORS AND OFFICERS INSURANCE and BONDING

It was presented that directors and officers insurance for the association would cost approximately 1400.00 per year. Bonding for the corporation would cost approximately 300.00 per year. It was ~~anomalously~~ ^{unanimously (sp?)} voted to secure insurance and bonding for the corporation.

BUSINESSES to SUPPLY INSURANCE to the ASSOCIATION

It was Presented that persons doing business in the sub-division need to include KKVECA as a binder on the insurance of their business policy.

Currently the Kula Kai Caverns agrees to bind the KKVECA on their policy. The cost is \$100.00 and the association agreed to pay the cost of binding KKVECA to their policy. The board will review this issue as a case by case issue.

LOCATION of OLD RECORDS

Retiring secretary Arleen Myers stated that the records of the association are currently held in Alaska. They are being shipped to Hawaii.

It was agreed that the last 2 years records be held by the new secretary and that prior records be held by the president of the association.

New secretary Ric Elhard agreed to accept the last 2 years records.

President Karen Kudlow agreed to receive the prior records.

Arleen stated that copies of all of the records would be held in Alaska.

NOTE. A letter from Lot owner Susan _____ was presented and read to the board. She stated concerns regarding noise and other issues with her neighbor. The board responded sympathetically and agreed to enter her letter as a document received by the board. President Kudlow agreed to respond with a letter of recognition to her concerns.