

KULA KAI VIEW ESTATE COMMUNITY ASSOCIATION

Annual Board of Directors Meeting

February 24, 2007

Hawaiian Ocean View Community Center., Ocean View, HI 96737

Meeting Minutes

Karen Kudlo, President conducted the meeting.

Officers and Board of Directors Present were:

Karen Kudlo, President; Arleen Myers, Sec/Treas.

Don Coons, Ron Hawkes, Paul Myers & Johnny Waller – Board of Directors

Members Present:

Kathlyn Mansur

Officers Appointment:

Karen Kudlo was reappointed as President with a unanimous vote

Vice President – Larry Hayes was appointed Vice President with 3 votes

Kathlyn Mansur received 1 vote from Don Coons

Secretary – Ric Elhard was appointed secretary with a unanimous vote.

Karen Kudlo was appointed Treasurer with a unanimous vote.

HONORARIUMS:

Ron Hawkes again brought up the point that these were not really honorariums they are payment for work done and a W-9 has to be filed.

Board was advised that last year the Board had agreed to give the President between \$500 and \$1,000 depending on the amount of work she had to do during the year. The Vice President would get \$500 if there were any work done, The Secretary & Treasurer each would receive \$1,000 for those positions.

Paul made a motion to give the President \$1,000. Motion was seconded and approved.

3-0 Don Coons abstained.

Motion was made & seconded to give the Sec/Treas. \$1,000 for each job. Motion was approved. 3-0 Don Coons abstained.

It was decided that as the Vice-President had not been requested to do anything in 2006 that no payment be made for that position.

Paul made a motion to give Ted Stanton \$500 for his work supervising the gate & clickers. Motion was seconded and approved. 4-0

ROAD SIGN:

Ron said the road sign on his road is misspelled it is now Lanaikai and should be Lanikai, it was agreed to check out the cost of a new sign. Ron said he had a friend who worked for the Road Department and would check on it.

CHECKING ACCOUNT.

With the Treasurer now being Karen it was suggested that we have another signer in Hawaii on the bank account. Johnny Waller volunteered to be added to the account.

FEES:

Discussion was opened on whether to raise the fees such as the transfer fee, late fees and dues. Some board members wanted 60 days after mailing of yearly dues notice, but as the exact date of mailing varies from year to year, depending on the Secretary and Treasurer it was decided to use a set date. Also, the transfer fee was questioned, as we are a non-profit if this could be charged.

After Discussion motion was made and seconded to raise the transfer fee to \$75, Late Fees of \$25 if dues not received before March 31, of each year and \$5.00 per month thereafter. Motion was approved 3 - 0. Don Coons abstained.

COMPLAINTS:

Paul opened the discussion about complaints the different board members had received throughout the last couple of years: High traffic, vagrants, CC&R's and Trash. He advised the Board had been talking to a lawyer about those not in compliance with the CC&R's. The lawyer stated he could lawyer write these owners letters at a cost of \$75 each, and if that does not result in compliance that we take it into court and that we could lien their property for the costs. He advised we would have something from the lawyer in writing fairly soon and the board could then review it and decide.

MAP:

Ron said that it would be helpful if we had a map with the names, phone numbers and address of each owner available, that way if there is a problem we would each know how to get a hold of the owners.

Johnny made a motion to adjourn. Motion was seconded and approved.

Meeting was adjourned.

Minutes by Arleen Myers

Approved by the Board of Directors