

MINUTES OF BOARD OF DIRECTORS MEETING
August 12, 1999

DIRECTORS PRESENT: Don Varni, Deb Schonewill, Karen Crowther, Lisa Daly, Ben Bland Sr, Talbot Shibley; Jeff Chong.

OTHERS PRESENT: Cindy Mendes, Account Manager, Oihana Property Management; Lola Ledbetter, Recording Secretary.

CALL TO ORDER:

Don Vami called the Board of Directors Meeting of Kuau Bayview to order on Thursday, August 12, 1999. A quorum was established with 4 of the 7 Directors present.

APPROVAL OF MINUTES:

The minutes of the previous meeting were approved as submitted.

TREASURER'S REPORT:

Mr Bland presented a written Treasurer's Report summarizing the Association's Financial Statement for the first 6 months of 1999. The Board reviewed and clarified various line items on the Annual Budget.

DESIGN REVIEW COMMITTEE REPORT:

Deb Schonewill, Chairman of the Design Review Committee (DRC), reviewed the following Issues:

- 1) Lot #87 -applied and was approved for an in-ground jacuzzi. The property has been landscaped.
- 2) Lot #30 -applied and was approved for terraced walls -currently under construction.
- 3) Lot #16 -the existing small blue rock retaining wall was approved by the Committee.
- 4) Lot #18 -the fence and wall currently under construction must be completed by September 21, 1999. The landscaping on the back hillside has not been completed.
- 5) Lot #4 -installed sliders in the garage and a window at the peak of the house, per prior verbal approval of A&B. These modifications were approved by the Committee.
- 6) Lot #9 -applied and was approved for a rock wall/bamboo fence and a garden shed.
- 7) Lot#63 -applied and was approved for an extension of the existing fence with the stipulation the Board must address various issues with respect to the fence.
- 8) Lot #55 -applied and was approved for a lanai outdoor shower enclosure and a fence addition.
- 9) The Board reviewed two new applications from owners. The DRC will follow up with the owners in an effort to bring various modifications into compliance.

OLD BUSINESS:

1. MAINTENANCE FEE DELINQUENCIES:

Ms Mendes updated the Board on the status of two delinquent accounts, Lot #50 and Lot #60. Lot #60 is currently in foreclosure and the Association will not collect on the delinquent balance. She reviewed the action being taken on Lot #50 in an effort to bring that account current.

2. HOUSE RULES VIOLATIONS:

Ms Mendes stated that the Notice of House Rules violations letter is complete and will be implemented for all future violations.

3. PARK:

President Vami reviewed a letter from Dave Deleon, Stephen's Realty, with regard to the park and basin. The proposed agreement for the County to take over the park, basin, and bike-way, was addressed by the County Council's Public Works Committee (the first week of August 1999). Councilman Wayne Nishiki raised several concerns and intends to try to separate the two items, ignoring they are two parts of one agreement, ie. send back the basin to the Administration unapproved. Mr Deleon advised in his letter that if any portion of the agreement fails to move forward, the agreement will die as there is no one in the current administration to push the issue forward again.

Mr Deleon also stated individuals supporting the bike-way will lobby the Council and the Paia Youth Center and others will testify at the Council meeting for the bike-way route. Further, it is essential the Kuau Bayview community be represented by someone who can speak for the entire community but independent of A&B, and relay the community's support for the County to develop the park. The Council meeting is scheduled for Tuesday, August 24, 1999 at 10:00 am.

President Varni volunteered to attend the meeting on behalf of the Association; however, all homeowners were encouraged to attend the meeting. The Board agreed to submit the previously obtained petition with numerous signatures of homeowners in support of the park. Deb will also contact Councilman Enriques to clarify his statement in a public meeting wherein he advised the community that the park was in fact already dedicated to the County.

4. LANDSCAPING/FRONT ENTRY:

Mr Shibley stated a change was made in landscape contractors. The new landscape contractor, Yard Art, is currently working to re-landscape the front entry to include new irrigation and plant material. The improvements look good and once completed will greatly improve the aesthetics of the front entry .

The Board reviewed various landscaping issues in the common elements of the community which included:

- 1) The side wall bougainvilleas be planted as soon as possible, per the suggestion of several owners.
- 2) Clarify if the dirt triangle area beside the sidewalk going to Paia is County land or the responsibility of the Association.
- 3) To request Yard Art to maintain the strip of land along Hana Hwy.

5. STREET LIGHT SHIELDS:

Mr Bland reported that the County now has a Street Light Committee appointed to review and approve the screening of street lights. Anyone interested in having this done must obtain approval (signatures) from all affected owners within 200 feet of the proposed light. He provided the Board with petition forms for this purpose. The Board agreed to distribute the petition forms in an effort to pursue having this done throughout the community.

NEW BUSINESS:

1. HOUSE RULES VIOLATIONS/ENFORCEMENT:

The Board directed Oihana to enforce violations to the House Rules, per the CC&R' s, in particular, any uncompleted landscaping of residences, taking into consideration the various completion dates required of owners.

2. COMMITTEE REPORTS:

President Varni asked the Committee Chairperson's to submit a written (committee) report to Oihana prior to the Board meetings so the reports can be enclosed with the agenda of the meeting for review.

ADJOURNMENT:

MOTION: To adjourn the meeting. Seconded and carried unanimously. (Bland/Shibley)

Respectfully submitted,
Laurie "Lola" Ledbetter
Recording Secretary

**Minutes were transcribed from cassette tapes. Recording Secretary was not present at the meeting.