

MINUTES OF BOARD OF DIRECTORS MEETING

Nov 18, 1999

DIRECTORS PRESENT: Don Varni, Debbie Schonewill, Karen Crowther, Lisa Daly, Talbot Shibley, Jeff Chong.

DIRECTORS ABSENT: Ben Bland Sr.

OTHERS PRESENT: Cindy Mendes, Account Manager, Oihana Property Management.

CALL TO ORDER:

President Don Varni called the Board of Directors (Budget) Meeting of Kuau Bayview to order on Thursday, November 18, 1999 at 6:30 pm. A quorum was established with 6 of the 7 Directors present.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the Board of Directors meeting dated August 12, 1999 as circulated.
(Crowther/Schonewill) All in Favor

1. PROPOSED 2000 ANNUAL BUDGET & RESERVES:

The Board reviewed the Proposed 2000 Annual Budget & Reserves by line item, which maintains the current monthly Maintenance Fees. The following action items were reviewed as part of the budget discussion:

- 1) Oihana to contact the insurance carrier regarding liability coverage for the upper basin.
- 2) Oihana to work with the landscaper to verify if there are any water leaks throughout the community.
- 3) Refuse -Ms Mendes stated the Association is now paying for a Refuse bin. This expense was previously paid by A&B Properties.
- 4) Mr Shibley suggested the Board consider composting the green waste in the lower basin area. The Board agreed to take this suggestion under further consideration. Ms Mendes will discuss the feasibility of this with the landscaper.
- 5) It was the consensus of the Board to review the ownership status of Lot #25 later in 2000.
- 6) Annual Meeting -The Board agreed to research other locations to hold the next Annual Meeting due to the increased rental fee for the Paia Community Center.

MOTION: To adopt the 2000 Annual Budget as presented. Seconded and carried unanimously.
(Shibley/Schonewill)

2. ARCHITECTURAL/LANDSCAPING :

The Board reviewed the status of several lots which have not complied with the Association's documents relative to architectural and landscaping issues. Oihana was directed to send written notification to all owners in violation that fines will be levied until the work is completed.

3. DELINQUENT ACCOUNTS:

Ms Mendes updated the Board on the status of the delinquent accounts and one lot that is currently in foreclosure. She suggested, and the Board agreed, to contact attorney Joy Yanagida to send written notice to delinquent owners.

4. PAIA MERCHANTS ASSOCIATION :

President Varni explained the recent situation in Paia, wherein several individuals were approaching people on the street and slapping them. The Paia Merchants Association hired a private security company to patrol the streets in an effort to control this problem.

MOTION: To donate a one-time fee of \$200 to the Paia Merchants Association to offset their cost associated with safety and protection of Paia town. Seconded and carried unanimously. (Schonewill/Shibley)

5. PARK:

Debra Schonewill updated the Board on the status of the Park. A&B Properties has offered to donate trees for the park.

ADJOURNMENT:

MOTION: To adjourn the meeting. Seconded and carried unanimously. (Chong/Daly)

The meeting adjourned at 7:45 pm.

Respectfully submitted,
Laurie "Lola" Ledbetter
Recording Secretary.

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