

**BOARD OF DIRECTORS MEETING OF  
KU'AU BAYVIEW AT PAIA HOMEOWNERS ASSOCIATION**  
November 10, 2005

**I. CALL TO ORDER**

President Stephan Bielawski called the meeting to order at 6:30 p.m. The meeting was held at the Paia Community Center Conference Room.

**II. DECLARATION OF QUORUM**

President Bielawski announced there was a quorum with the following board members present: Stephan Bielawski, Robert Pellettieri, Julie Barnes Foley, Jo Moyes, Michael Ebeling, Gail Burns and Bridget Reardon.

Also in attendance were the following homeowners: Tom Jenkins, Marine Fadriquela and Karla Maguire.

**III. CONDUCT OF BUSINESS**

In accordance with Article IV, Section 5 of the Bylaws, an open meeting was held. The meeting was held under the format of Robert's Rules of Order.

**IV. APPROVAL OF MINUTES**

President Bielawski asked for a motion waiving the reading of the minutes of the last meeting and approval of the same.

**Motion:** *To waive reading of the last board meeting minutes and approve same. (Pellettieri/Moyes). Motion adopted.*

**V. RETENTION BASIN MAINTENANCE**

Director Moyes reported on the retention basin and the need for maintenance. The cane grass has grown very quickly. Mike Pruitt of Strongroots was going to bid on the maintenance, but says he is not willing to take it on with the cane grass as tall as it presently is. Discussion ensued about the possibility of Ohana Point Nursery bidding on cutting the cane grass or perhaps using weed killer. Right now the need for dry weather is the key to maintenance.

**VI. DESIGN REVIEW COMMITTEE**

Director Moyes reported a total of six applications have been received and reviewed since the last board meeting. One application was for a deck, two were for types of rock wall or fencing, one was an amendment to a deck plan, one was for a patio and window changes and one was for a house addition which involved first and second floor additions. Of the six, four were approved, one was declined and one is still in process.

Director Moyes distributed an application form that she proposed to make more accessible to the homeowners with the rules of the CC&Rs attached. It was decided that this form would be put on the website in PDF format and also extra copies in the drop box. It was noted that some homeowners are not putting in an application and we need to inform the homeowners that before starting any work approval needs to be received.

**Motion:** *To adopt the attached form as the official design review form and have the form available on the website and in the drop box.*

*(Pellettieri/Burns). Motion adopted.*

## **VII. GRIEVANCE COMMITTEE**

Director Ebeling reported there had been a number of grievances ranging from lawns that need to be maintained to noise to parked cars. When speaking with homeowners, Director Ebeling said everything was being taken care of and things were self-maintained.

## **VIII. TREASURER'S REPORT**

Treasurer Pellettieri distributed a report from Sharron Courter, CPA, which indicated the association's assets were \$47,350.48, comprised of the savings and checking accounts. Two homeowners are delinquent in their fees for the entire year. A thirty-day warning letter will be issued and if an account is not brought current, small claims action will be undertaken.

Treasurer Pellettieri presented the proposed 2006 budget. There will be no increase in monthly assessments for the year 2006.

**Motion:** *To approve the 2006 budget as presented.*

*(Moyes/Burns). Motion adopted.*

## **IX. FINANCE COMMITTEE REPORT**

Treasurer Pellettieri indicated that at the last committee meeting it was discussed that the billing cycle be changed to a regular quarterly billing cycle, i.e. January 1, April 1, July 1 and October 1. There was some confusion based on the past year's billing cycle.

**Motion:** *To change the billing cycle of assessment payments to be due January 1, April 1, July 1 and October 1.*

*(Ebeling/Moyes). Motion adopted.*

## **X. SCHEDULING OF MEETINGS**

Discussion was held regarding the possible dates for the next board meeting as well as the annual meeting. The next board meeting will be held on February 9, 2006, with a back-up date of February 16, 2006. The board meeting will begin at 6:30 p.m. The annual meeting will be held on April 27, 2006, beginning at 7:00 p.m. It was decided to reserve the conference room instead of the hall for the annual meeting. President Bielawski offered to seek volunteers to organize pupus.

## **XI. NEW BUSINESS**

Homeowner Tom Jenkins (Lot 43) inquired regarding the letter we had sent the homeowners of Lots 43 – 49 regarding the action taken by the previous board concerning the landscaping easement. Also in the discussion was Karla Maguire, Lot 45. They were concerned about the cost to the homeowners, plans to clean up and maintain the area and the chain link fence. It was decided that a fact-finding meeting would be held at Karla and Marine's residence (42 N. Laelua) on December 1 at 6:30 p.m. to brainstorm on these issues. An invitation to this meeting will be sent to the affected homeowners.

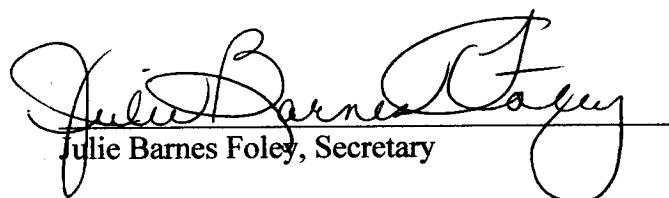
## **XII. ADJOURNMENT**

At 7:25 p.m., President Bielawski asked for a motion to adjourn the meeting.

**Motion:** *To adjourn the meeting.*

*(Barnes Foley/Pellettieri). Motion adopted.*

Respectfully submitted,



Julie Barnes Foley, Secretary

These minutes are approved for distribution.



Stephan L. Bielawski, President