

**ACTIONS BY UNANIMOUS WRITTEN CONSENT
OF THE KUAU BAYVIEW BOARD OF DIRECTORS
Sept 4, 2016**

WHEREAS, it is deemed desirable and in the best interests of this Corporation that the following actions be taken by the Directors of this Corporation pursuant to this Unanimous Written Consent,

NOW, THEREFORE, BE IT RESOLVED that, pursuant to applicable law and Article IV, Section 2(d) of the Bylaws of the corporation, the undersigned, being all the Directors of this Corporation, hereby consent to, approve, and adopt the following **ACTIONS** to be ratified at the next meeting:

- 1) 08-17-2016:** To accept the resignation of Board Treasurer, Dan Judson, for personal reasons effective immediately. (Reeves/Atkins) All in favor.
- 2) 08-22-2016:** To appoint Tom Atkins to the office of Treasurer until the Annual Meeting on Nov 17, 2016. (Reeves/Kealoha) All in favor.
- 3) 08-22-2016:** To increase the rates for interest, late fees, and Association overhead on Special Assessments which were set in 1996 by A&B in Section 8 (d) and 8 (e) of the DCCRs. These rates have not been raised in 20 years. As they apply only in the rare case of egregious delinquency, effective immediately the monthly interest rate will be raised from 1% to 1.5%, the annual late fee penalty from 5% to 8%, and the one-time Association overhead from 10% to 15% of the total amount expended. The standard late fee of \$15 per month on the overdue regular assessments will remain unchanged. The late fee on Special Assessments will be \$15 per month or 8% per year, whichever is greater. (Atkins/Reeves) All in favor.
- 4) 09-01-2016:** To appoint Chris Fortescue of Lot 18 to the Board until the Annual Meeting on Nov 17, 2016. (Reeves/Atkins) All in favor.
- 5) 09-04-2016:** To increase annual dues for 2017 from \$100 to \$175 under the Green Discount (\$135 to \$236 without the discount). The Board temporarily reduced fees to \$100 in 2014 as a community experiment and made it clear that we could afford it only as long as all owners were responsible about paying their fair share of expenses and not infringing upon the rights of others. While the vast majority of owners have been model citizens, due to ongoing disputes with two lot owners (Lots 35 & 93) over the past year, the voluntary efforts of the Board members and HOA Manager have been inordinately stressed. Subsequently, expenses to deal with these legal issues will be higher going forward. When any owners refuse to pay what they owe the HOA, or waste inordinate amounts of HOA resources, we all have to pay more. Hopefully, in the future we may be able to lower fees again. (Aguera/Atkins) All in favor.
- 6) 09-04-2016:** To rescind eligibility for any discount on the annual dues for owners whose assessments remain unpaid for one whole year. (Atkins/Kealoha) All in favor.

Approved by the Kuau Bayview at Paia Board of Directors

Luba Reeves
Luba Reeves, President

Greg Aguera
Greg Aguera, Director

Tom Atkins
Tom Atkins, Treasurer

Chris Fortescue
Chris Fortescue, Director

George-ann Kealoha
George-ann Kealoha, Secretary

Minutes submitted by:

George-ann Kealoha

George-ann Kealoha, Secretary

Approved by:

Luba Reeves

Luba Reeves, President

Date: Sept 10, 2016