

BOARD

11-19-97 David Harris moved to offer Ainaloa Community Association a token fee of \$300 to support them in a grant application for the engineering study of the construction of roads and water system.

Pat McCrary amended the motion that if we use the resulting Engineering Report, we pay our share of the grant application. The amendment passed, and the motion as amended passed.

11-19-97 Pat McCrary moved that a policy be made that if a relative of a Director is selected as the most qualified applicant for a paid OLCA position, that person must be approved by a 2/3 majority of the Directors present by secret ballot. The Director related to the applicant may NOT vote. The President may make or break the 2/3 majority. The motion passed unanimously.

BOARD

12-17-97 Fiscal policies 1, 2 and 3 were approved as amended.

12-17-97 Barbara Arthurs moved that the Board approve \$100 to pay the County for a complete listing of OLCA TMKs. The motion passed.

12-17-97 Barbara Arthurs moved to place funds in an Hawaiian Credit Corp. Savings account with 5% interest.

Walter Moe moved that other accounts be moved to Bank of Hawaii. Both motions passed.

12-17-97 Barbara Arthurs moved that the form letter to delinquent lot owners concerning charges for late fees as required by the Bylaws be sent to attorney Ray Hasagawa for review. The motion passed.

12-17-97 Pat moved that the policy for Cost Share Paving be approved. The motion passed by a vote of 6 for, 1 opposed.

BOARD

2-18-98 Jack Straka, Dale Sims and Mark Willman were elected to the Board.

2-18-98 Walter Moe moved that an additional \$840.99 be approved for the purchase of stop signs, poles and shipping. The motion passed.

2-18-98 Walter Moe moved to accept the driveway policy approved by the RMC. The motion passed.

SPECIAL BOARD [*This was a closed meeting, so all motions were validated in March.*]

2-22-98 Mark Willman moved that the question whether surplus funds from one year should be moved to the Paving Fund or a General Fund in the budget for the following year be put to a membership vote. The motion passed unanimously.

2-22-98 Walter Moe moved that the paving plan approved by the RMC be approved, modified according to revenues available. The motion passed by a vote of 9 for, 1 opposed.

2-22-98 Pat McCrary moved that we temporarily hire the pot hole filler, stone thrower and corner clearer through Altres or Express Agency until the issue of independent contractors versus employee gets resolved. The motion passed unanimously.

2-22-98 Dale Sims moved that the Treasurer be responsible for writing a letter to the check writer, returning a bounced check and rebill with a \$5 charge. The motion passed by a vote of 8 for, 2 opposed.

SPECIAL BOARD

3-4-98 Walter Moe moved that the Board approve the paving of 200 feet of Pohaku Drive and 200 feet of Auli'i Drive as proposed by Bill Watkins and as budgeted. The motion passed by a vote of 9 for, 1 opposed.

3-4-98 Walter Moe moved that the Paving Cost Share Policy be amended according to the advice of the attorney, that if the property sells before the paving is fully reimbursed, the new owner is responsible for reimbursement. The motion passed by a vote of 9 for, 1 opposed.

3-4-98 Jack Straka moved that \$2000 be added to the equipment repair budget item and that the paving item be reduced by \$2000 to \$29,902. The motion passed unanimously.

3-4-98 Pat McCrary moved that \$1000 be allocated in the 98-99 RMC budget and \$1000 in the Board budget for the purpose of hiring an independent contractor as Recording Secretary. The motion passed unanimously.

3-4-98 Dale Sims moved that an independent contract for a Recording Secretary be funding from the Contingency Fund. The motion passed unanimously.

3-4-98 Walter Moe moved that Lori Miner be hired. The motion passed by a vote of 9 for, Dick Miner abstained.

3-4-98 Walter Moe moved to approve Hilo Bay Printers' bid for printing (\$537) and folding (\$103) the newsletter. The motion passed unanimously.

3-4-98 David Harris nominated Jack Straka Chair of the Nominating Committee. He was approved unanimously.

3-4-98 Barbara Arthurs moved that the President, Vice President and Treasurer be formally authorized to sign checks for OLCA, and that Stan Dinsmore sign as witness to the authorization. The motion passed unanimously.

3-4-98 Jack Straka moved that an opposition position be accepted for inclusion in the newsletter. The motion passed by a vote of 8 for, 1 opposed, 1 abstention.

BOARD

3-18-98 Walter Moe moved to identify the percentage of articles in the newsletter by RMC or Board and charge accordingly. The motion passed.

3-18-98 Walter Moe moved to appoint eight volunteer road monitors for the four main roads, two per road (upper end and lower end), to furnish a written report on the conditions of the roads to the Board Secretary. The motion passed.

3-18-98 Mark Willman moved that the question, whether to award surplus funds from the previous year to paving or general fund, be put to a vote by the membership. The motion carried.

3-18-98 Barbara Arthurs moved that we lien those delinquencies most in arrears, using a table of random numbers to make a random selection, as far as the budget will allow. The motion carried unanimously.

3-18-98 Walter Moe moved that the paving plan approved by the RMC be approved by the Board, modified according to the revenues available. The motion carried.

3-18-98 Pat McCrary moved that we temporarily hire the pot hole filler, stone thrower and corner clearer through Altres or Express Agency until the issue of independent contractors versus employee gets resolved. The motion passed unanimously.

3-18-98 Pat McCrary moved to hold off interest charges on delinquent assessments for a period of time to compensate for any possible overcharges previously made. The motion passed.

3-18-98 Dale Sims moved that the Treasurer be responsible for writing a letter to the check writer, returning a bounced check and rebill with a \$5 charge. The motion passed.

3-18-98 Barbara Arthurs moved that the Treasurer be given the authority to purchase a suitable printer using the advice of the Records Keeper and a maximum price of \$500. The motion carried unanimously.

BOARD

4-15-98 Barbara Arthurs moved that the response letter and payment plan agreement approved for distribution to delinquent lot owners be sent with the next billings. The motion carried unanimously.

4-15-98 Pat McCrary moved that the burden of proof be placed on the lot owner; if they do not have a receipt they will be liened. The motion passed.

4-15-98 Walter Moe moved to approve \$2500 to do the stop sign job after receiving the specified contract from Kurt Kazinski. The motion carried by a vote of 5 for, 1 opposed.

4-15-98 Dale Sims moved that any Director requesting funds for approval have written documentation of the job, provide a copy of the contract, license if required for the job, and insurance for review. The motion was defeated by a vote of 3 for, 6 opposed.

4-15-98 Pat McCrary moved to amend the Cost Share Policy to state that any lot owner who wants to do cost share paving simultaneous with OLCA paving may, if they choose, ask that OLCA deal with the contractors and pay for their portion of the work to OLCA. The funds would be paid before the work is done, according to how the lawyer advises us to have it worded. The motion carried by a vote of 6 for, 1 opposed, 2 abstained.

4-15-98 Pat McCrary moved that we direct the Road Manager to maintain the roads as per the objectives that are approved, to the best of his ability. The motion carried by a vote of 6 for, 2 opposed, 2 abstained.

4-15-98 Mark Willman moved that the Board conditionally approve the letter sent to Ms. Tamanaha of the Contractors' Licensing Board and to proceed with work as usual. The motion carried.

4-15-98 Walter Moe moved to approve \$16,152 for the commercial general liability policy. The motion carried.

4-15-98 A motion passed to purchase *Robert's Rules of Order*, to be part of the President's package passed on to each new President.

MEMBERSHIP

4-25-98 Nancy Hammack moved to remove Pat McCrary from the OLCA Board of Directors. The motion carried by a vote of 47 for, 21 opposed.

4-25-98 Stan Dinsmore moved to accept the resident's budget with the line entry of the paving project of \$347, to be amended, if necessary, to reflect the vote by the entire Community Association (by mail-in ballot) on the amount of paving fund carry-over. The motion carried.

4-25-98 Robert Roberts moved to require the Board of Directors and RMC to follow the member-approved fiscal budget within a 10% margin on each line item. Any exception must be approved by vote of a majority of a quorum of members present at any regular meeting, or to respond to an emergency situation. The motion passed unanimously.

4-25-98 Summers Stickney moved to have the membership ratify the Board's decision to buy liability insurance. The motion carried.

4-25-98 Tegen Greene moved to delay any future hard surfacing of any road in OLE until an "OLE road's hard surface plan" is approved by at least 8 members of the Board. The plan must specify road locations, materials, dimensions, substructures, shoulders, driveway aprons, and swales, if any, and all documented estimates for all costs involved. After the Board vote, a paid notice of a public hearing to review and vote on the "OLE road's hard surface plan" must appear in the *Tribune-Herald* three weeks and two weeks prior to the Board meeting where this subject will be handled. All OLCA members in attendance are allowed to comment, amend and vote on the completed plan, and this ratification by majority member vote is necessary for final approval. The motion carried.

4-25-98 Dan Laine moved that the speed limit for Orchardland access roads shall remain at 15 mph for safety and liability concerns, but the RMC shall maintain the access roads

so that they may be driven comfortably, with maintenance not limited to 15 mph. The motion carried.

4-25-98 Dennis Preble moved that the RMC be required to submit a draft Policies & Procedures manual which includes short, midrange and long-term goals, as well as plans necessary to achieve those goals, to the Board by June 17, 1998 for editing and revision. This manual will be referred to the new RMC in July, 1998, and the RMC will present a final draft to the Board for approval no later than December 16, 1998. A paid notice of public hearing to review and vote on the RMC Policies & Procedures must appear in the *Tribune-Herald* three weeks and two weeks prior to the Board meeting where this subject will be handled. All OLCA members in attendance are allowed to comment, amend and vote on the completed draft manual, and this ratification by majority member vote is necessary for final approval. The motion carried.

4-25-98 Ron Carter moved to immediately rescind the Paving Cost Share Policy as approved by the Board on March 4, 1998, and to require a full member voting majority approval by mail-in ballot of any cost share plan, refund the money that has been received, reinstate their road fees, and not continue with any cost share program at the present time. The motion carried.

4-25-98 Cheryl Carter moved that the President instruct the Community Action Committee Chair to actively solicit and include on this committee, at least three Orchidland residents not on the Board of Directors. This committee should be instructed to investigate the feasibility of such things as newsletters, email, a website or homepage. Items of interest to the community might include the current Bylaws, minutes of meetings, policies and procedures manuals, Neighborhood Watch Program, dates and times of upcoming meetings, volunteer fire department, current OLCA, Inc. activities, local news, etc. The motion carried.

4-25-98 Mya PawU moved that the Board or any party presenting information at a meeting be required to provide a copy of all minutes and documents being discussed to each Director and to provide at least ten extra copies for general membership use at all RMC and Board meetings. Furthermore, a permanent log will be maintained of all such minutes and documents and made accessible to all OLCA members at every meeting. The motion carried unanimously.

4-25-98 Luke Bailey moved that each member of the RMC shall be assigned one of the access roads as that road's captain. RMC members must agree to drive the length of their assigned road at least once a month so they can make a report on the condition of the road to the RMC, be an advocate for it, and take comments and complaints about that road. The motion carried.

4-25-98 Art Smith moved that the access roads be clearly and permanently defined and regularly maintained as the following:

- Ilima from Highway 130 to 37th Ave.
- Auli`i from Highway 130 to 41st.
- Orchidland Dr. from Highway 130 to 42nd.
- Laniuma from HPP property on Pohaku Place to 35th, 35th to Laniuma, Laniuma to 40th.
- Pohaku Dr. from HPP property to 40th Ave.
- 40th Ave. – Puanani from Ola`a Road to 40th, 40th to Auli`i, excluding the catastrophic flood area of 40th Ave. from regular maintenance, but to ensure that it remains passable.

This designation can only be decreased by vote of the full membership, but may be increased by a simple majority of the full 11-member Board. The motion carried.

4-25-98 Jan Stickney moved to adopt the standing rule that a family member not receive any pay, wage or any other compensation, direct or indirect, for work or services done for OLCA or be an employee of OLCA while their family member is on the Board or until one year has expired after termination of term on the Board, except by approval of the membership at which a quorum of 4 Directors and 15 members, not Directors is present. The motion, which excludes both the current Recording Secretary and Records Keeper presently working for OLCA, becomes effective July 1, 1998. The motion carried.

4-25-98 Ron Carter moved that the Board determine if the paving projects of March 24, 1998, and March 26, 1998, were installed as approved and report the results to the membership at a Board meeting within 60 days. The motion carried.

4-25-98 Summers Stickney moved that any proposal involving an expenditure of resources which are put out for bid, or over \$1000, be presented to the Board, with all documentation and costs included in its entirety. This will be presented and discussed at one meeting, with further discussion and vote at the next monthly Board meeting, except when the President declares an emergency, at which time these requirements shall be waived, providing that the documentation is presented at the next-scheduled Board meeting. The motion carried.

BOARD

5-20-98 Paul Baillie moved to accept the eight ballots that were owing less than \$2 interest. The motion carried by a vote of 4 for, 3 against.

5-20-98 Paul Baillie moved that if the corrections to the minutes of April 25, 1998, annual meeting did not change the substance of the minutes, not to waste time reading them. The motion carried unanimously.

5-20-98 Mark Willman moved to approve the explanatory correction [regarding proxy votes] to the April 25 minutes by Barbara Arthurs, and to strike the entire sentence which was not part of the official meeting. Both motions passed.

5-20-98 Paul Baillie moved to approve the minutes of the annual meeting of April 25, 1998, as corrected. The motion carried.

5-20-98 Barbara Arthurs moved to approve purchase of the bonding insurance for \$1503. The motion carried unanimously.

5-20-98 Barbara Arthurs moved to purchase a floral bouquet for the office of David Karmon of First Hawaiian Credit Corporation, for processing liens at no charge, to cost no more than \$35. The motion carried.

5-20-98 Barbara Arthurs moved to waive the \$176.42 interest on two lots owned by Anthony Carvahlo. The motion was defeated.

5-20-98 Paul Baillie moved to order a 10-foot by 20-foot silver tarp awning and a jobbox, at a total cost of \$900. The motion carried unanimously.

5-20-98 Mark Willman moved to submit a summary of the March, 1998, Board-approved paving plan to the membership in the June annual billing for approval.

SPECIAL BOARD

5-24-98 Paul Baillie moved that OLCA oppose any development on the bypass which results in additional traffic signals or congestion. The motion carried.

5-24-98 Mya PawU moved that the current Board and RMC turn over the roads in the best possible condition and to continue with maintenance. The motion carried.

5-24-98 Dick Miner moved to remove the request for email addresses from the billing. The motion carried.

SPECIAL BOARD

5-29-98 Dick Miner moved to eliminate the Mandatory Road Maintenance Assessment Provision Approval from the bottom of the mail-in ballot. The motion carried.

5-29-98 Mya PawU moved to change the insurance line item from \$16,500 to \$10,000 and to put \$6,500 into Emergency/Contingency Fund, correct the typographical error 43% carryover to 47% carryover, and to approve the budget with these changes. The motion passed by a membership vote of 15 for, 1 opposed.

5-29-98 Mark Willman moved to have the Accounts Receivable Clerk forward ballots to the League of Women Voters for tallying. The motion carried by a vote of 5 for, 2 opposed.

5-29-98 Mark Willman moved to include an announcement that our domain name is orchidland.org for the new OLCA website in the June 1998 annual billing. The motion carried.

5-29-98 Mya PawU moved to approve \$70 for the website domain name. The motion carried.

5-29-98 Mark Willman moved to direct the RMC to investigate the slab at Pohaku Dr. and 39th and report on methods and cost of repair, to be given priority on the special projects list. The motion carried unanimously.

5-29-98 Mark Willman moved to allow Dale Sims an allocation of up to \$350 to establish an Orchidland website. The motion carried by a vote of 4 for, 3 opposed.

5-29-98 Barbara Arthurs moved to have a Lick & Stick to put together the mailout for the billing and approval of the budget on June 7th at Dick Miner's home. The motion carried.

BOARD

6-17-98 Paul Baillie moved to waive interest on the period of time that owner David Schriver was not being billed MRMA's. The motion carried.

6-17-98 Dick Miner moved to elect Joe Malendres to the RMC. The motion passed.

BOARD

7-15-98 Dennis Preble and Jan Stickney were elected to the Board.

7-15-98 Jan Mochizuki moved to recalculate interest on past due MRMA's and have the earned interest apply to lien'd accounts only. The motion passed.

7-15-98 Jan Mochizuki moved to purchase a Xerox copier for \$569.99 plus tax, to be kept at her home and to be made available at Board meetings. The motion passed unanimously.

7-15-98 Dale Sims moved to dissolve the Website Committee at the next Board meeting and establish a Communications Committee, with the webmaster reporting to the chair of this committee. The motion passed unanimously.

7-15-98 Jan Mochizuki moved to retain Ann Fukuhara to do the 1997-1998 financial review. The motion passed unanimously.

BOARD

8-19-98 Mickey Mahoney moved to pay Gary Dalton \$1990 for removal of abandoned cars. Mya PawU moved to postpone in order to check past minutes.

8-19-98 Jan Stickney moved to approve \$200 from the RMC office supply fund for a 4-drawer file cabinet. The motion carried.

8-19-98 Jan Stickney moved to propose a policy that new Directors be given a copy of current Bylaws, a summary of the previous year's motions and complete minutes of current fiscal year to their date of induction. The motion carried.

8-19-98 Ron Carter moved to take \$2500 approved for street signs for last year from the carry-over funds. The motion passed.

8-19-98 Dale Sims moved to have the proposed email message be our response on the website whenever we receive email. The motion carried.

8-19-98 Dale Sims moved to accept the email policies for the webpage, as distributed at the last meeting. The motion carried.

8-19-98 Dale Sims moved to establish a Communications Committee and add the website to that committee. The motion carried by a vote of 6 for, 1 abstained.

8-19-98 Jan Stickney moved to establish a Bylaws Committee. The motion carried unanimously.

8-19-98 Jan Stickney moved to establish a Finance Committee. The motion carried.

8-19-98 Ron Carter moved to establish an Orchardland Estates Development Committee. The motion carried.

8-19-98 Mya PawU moved to establish a Social, Education, and Cultural Committee. The motion carried.

8-19-98 Mya PawU moved to establish a Community Safety Committee. The motion carried unanimously.

8-19-98 Jan Stickney moved to accept the following Chairpersons appointed by the President: Valerie Thomas, Bylaws; Troy Green, Community Safety; Cheryl Carter, Finance; Dennis Preble, Orchardland Estates Development; and Coni Mahoney, Social, Educational and Cultural. The motion carried.

BOARD

9-16-98 Mya PawU moved to designate the money from the Kokua Card for a Community Lot, center, and any required improvements. The motion carried unanimously.

9-16-98 Jan Stickney moved to approve the Fiscal Purchasing/Procurement Policy as written by Sharon Rooney. The motion carried.

9-16-98 Jan Stickney moved to approve to send intent to lien letters with the May billing. If MRMA's are not paid, liens will be placed in September. The motion carried unanimously.

9-16-98 Jan Stickney moved to rescind the motion to include in the voicemail the status of road work, road complaints and all communications to be put in writing. The motion carried by a vote of 5 for, 1 abstention.

9-16-98 Jan Stickney moved to rescind the Community Action Committee. The motion carried unanimously.

9-16-98 Jan Stickney moved to approve interest on past due MRMA's, beginning September of each year. The motion passed unanimously.

9-16-98 Jan Stickney moved to rescind the motion that no one be allowed to talk to a contractor but an authorized Director. The motion passed unanimously.

9-16-98 Jan Stickney moved to rescind the motion that Board family members can be individual contractors for OLCA if approved by a 2/3 vote of the Board. The motion passed unanimously.

9-16-98 Ron Carter moved to defer the issue of Gary Dalton's removal of abandoned cars until the next meeting.

9-16-98 Mya PawU moved to send an October newsletter. The motion carried unanimously.

9-16-98 Ron Carter moved that OLCA draft a letter to DCCA that Bill Watkins was an independent contractor hired as Road Manager in a consulting position for OLCA during the period of time that he worked. The motion passed.

BOARD

10-21-98 Dale Sims moved to pay Mark Willman \$32 for the website fee. The motion carried unanimously.

10-21-98 Ron Carter moved to adopt Phase I of allocating \$10,000 to clear the shoulders on Auli`i, Orchidland Dr. and the mauka side of 40th Ave. The motion carried unanimously.

10-21-98 Ron Carter moved to put the proposed *Maintenance Philosophy*, a list of completed work and proposed work, on the website. The motion carried unanimously.

MEMBERSHIP

11-18-98 Janet Mochizuki moved to revise the 1998-1999 annual budget. The motion passed unanimously.

11-18-98 Cheryl Carter moved that OLCA, under the leadership of its Board of Directors, begin the process of community development planning, which will begin with a group of interested lot owners who will:

- meet to learn about community development planning
- develop a draft of a mapped plan
- solicit input to the draft mapped plan from the Orchidland community
- present a final draft of the community development plan to the members of the Association for approval by the majority of votes cast.

The plan approved by the members will be submitted to the County of Hawaii for approval and, if approved, will become the guide for the development of Orchidland Estates. The motion carried by a vote of 23 for, 2 opposed, 1 abstained.

BOARD

12-16-98 Ron Carter moved to have advertisements on a separate page linked from our website homepage. The motion passed.

BOARD

1-17-99 Mya PawU moved to accept a lot owner's restricted fund donation of up to \$200 for three 'dead end' signs to be installed on Orchidland Dr., Auli`i, and Keala, provided Orchidland Dr. receives first priority. The motion passed.

1-17-99 Ron Carter moved that the draft Policies and Procedures Manual be approved for presentation at an advertised public hearing, tentatively scheduled for February 10, 1999. The motion passed.

1-17-99 Jan Stickney moved that Summers Stickney be appointed OLCA delegate to the Puna Community Council. The motion passed.

BOARD

4-14-99 Jan Stickney moved to hold a special membership meeting on June 24 at 6:30 p.m. at the Ainaloa Longhouse, for the purpose of amending and approving the Bylaws changes. The motion carried.

4-14-99 Ron Carter moved that the Board present the RMC policy plan at the General Membership meeting. The motion carried.

4-14-99 Jan Stickney moved to call a special membership meeting on Sunday, June 27, 1999, from noon to 5:00 p.m. at the Ainaloa Longhouse, for the purpose of amending and approving the proposed RMC Policies & Procedures. The motion carried.

4-14-99 Jan Stickney moved to be reimbursed \$152.28 for the cost of copying the Bylaws, the Other Plan, and the newsletter, plus cost of a replacement page stating the Other Plan was from community members. The motion carried by a vote of 6 for, 1 abstained.

4-14-99 Janet Mochizuki moved to write off half of the interest on each lot a woman owns, and to set up a payment plan. If she holds to it, to waive half of the interest. The motion carried.

4-14-99 Ron Carter moved to accept the budget presented by the RMC. The motion carried unanimously.

BOARD

5-19-99 Ron Carter moved to form a committee to review the lots available for sale and to present their recommendations to the Board. The motion carried unanimously.

5-19-99 Jan Stickney moved to change Board meetings to the third Thursday of the month, subject to availability of the Ainaloa Longhouse. The motion carried unanimously.

BOARD

6-16-99 Ron Carter moved that the Board provide the Records Keeper with a blank disk and letter explaining the Board needs a copy of the accounting files for OLCA records, and request that the records be copied to disk monthly. The motion carried unanimously.

6-16-99 Ron Carter moved to reimburse the webmaster for \$75 incurred in OLCA work. The motion passed unanimously.

6-16-99 Ron Carter moved to temporarily suspend email on the website with an explanation of why it was being done. The motion carried unanimously.

BOARD

7-21-99 Jan Stickney moved to have meetings on the fourth Monday of the month at 7:00 p.m. The motion carried unanimously.

7-21-99 Mya PawU moved to retain Ron Nickel for consultation at \$20 per hour. The motion carried unanimously.

7-21-99 Mya PawU moved to have someone investigate rental, purchasing used, or other sources of obtaining an overhead projector. The motion carried.

7-21-99 Mya PawU moved to discuss the merits of getting involved in Watkins vs. DCCA. The motion passed, and the Board decided not to move to fund the Watkins case.

BOARD

8-23-99 Joe Malendres moved that all RMC vendors be sent a letter identifying the people who can authorize OLCA expenditures for the 1999-2000 fiscal year, these persons to be: Barbara Arthurs, President; Mya PawU, Vice President; Ron Carter, RMC Chair; and Joe Malendres, RMC Operations Manager. The motion passed.

8-23-99 Jan Stickney moved to allow the RMC to purchase a traffic counter with an allowance of \$400. The motion passed.

SPECIAL MEMBERSHIP

8-25-99 Jan Stickney moved to accept the revision to Article IV, paragraph 4.

Jan amended her motion to revise the MRMA change. The motion carried as amended.

8-25-99 Jan Stickney moved to accept the revision to Article IV, paragraph 5. The motion carried.

8-25-99 Jan Stickney moved to accept the revision to Article IV, paragraph 6. The motion carried.

8-25-99 Jan Stickney moved to accept the revision to Article V.

Pat McCrary amended the motion to keep “*All monies collected for such purposes will be kept in a separate checking and saving account.*”

The amendment passed, and the motion as amended passed.

8-25-99 Jan Stickney moved to accept the revision to Article VI, Section 2.

Jan Stickney amended the motion to retain: “(1) *in good standing*”. The amendment carried.

Pat McCrary amended the motion that all members with Hawaii addresses be mailed notice of special meetings. The amendment failed.

Luke Bailey moved to postpone this item until the next meeting for further consideration. The motion to postpone carried by a vote of 19 for, 3 opposed, 2 abstained.

8-25-99 David Parry moved to accept Article VI, Section 3 with the revision of removing *qualified* and inserting *in good standing* after the word “members”. The motion carried.

8-25-99 David Parry moved to accept Article VI, Section 4. The motion carried.

8-25-99 Jan Stickney moved to accept the revision to Article VII, Section 1.

Luke Bailey moved to amend the motion to include: “*to make policies and procedures*” [as new item (i) and move others down]. The amendment carried.

David McCrary moved to amend the motion to include at the end of the first paragraph: “*and directives from the membership.*” The amendment failed.

The motion as amended carried by a vote of 47 for, 0 opposed.

8-25-99 Jan Stickney moved to delete Article VII, Section 2. The motion carried.

[*Vacancies are now to be in Section 7.*]

8-25-99 Tegen Greene moved to accept the revised Section 3 as Article VII, Section 2, paragraph 1.

Pat McCrary moved to amend the motion to remove *qualified* and add *in good standing*. The amendment carried.

Luke Bailey moved to amend the motion to strike *shall be current in payment of MRMA's*. The amendment carried.

The motion as amended carried.

8-25-99 Jan Stickney moved to accept Article VII, Section 2, paragraph 2. The motion carried.

8-25-99 Jan Stickney moved to accept the revised Section 4 as Article VII, Section 3.

Luke Bailey moved to amend the motion to change that a director shall not be eligible to serve for one year after leaving office. The amendment carried.

Pat McCrary moved to amend the motion to remove the word *full* in two places regarding the terms of office. The amendment carried.

Luke Bailey moved to amend the motion to delete: “*A term shall be defined as a period of three years.*” The amendment carried.

David McCrary moved to amend the motion to delete: “*Power of Attorney*”. The amendment failed.

The vote on the amended motion carried by a vote of 31 for, 8 opposed, 4 abstained.

BOARD

9-27-99 Mya PawU moved to refer the issue of audits and bookkeeping to the Finance Committee. The motion carried.

9-27-99 Ron Carter moved to pursue community service workers to work in Orchidland. The motion carried unanimously.

9-27-99 Mya PawU moved to apply for 501 (c) 3 status. The motion carried unanimously.

9-27-99 Jan Stickney moved to authorize Summers Stickney to purchase 12 video tapes, with a \$25 allowance, to make copies of tapes of our flood area for County officials. The motion carried.

9-27-99 Ron Carter moved to change Board meetings back to the third Wednesday at 6:30 p.m. The motion carried.

SPECIAL BOARD

10-6-99 Ron Carter moved to ask for a vote in the October 1999 newsletter for a special paving assessment of \$200, to be billed in the next fiscal year. The motion carried unanimously.

10-6-99 Ron Carter moved to establish notification in the newsletter that we are developing a human resources page for the community in the newsletter and website at a nominal cost, and will be accepting advertisements from OLCA members and OLE residents. The motion carried unanimously.

BOARD

10-20-99 Jan Stickney moved that the Board authorize Ron Nickel to design and estimate the cost of road building on the ponding area of 40th Ave., and design and estimate the cost on the Melekule project. The motion carried.

10-20-99 Mya PawU moved to apply for the Hawaii Community Foundation Grant for our Community Lot. The motion carried unanimously.

SPECIAL BOARD

10-27-99 Jan Stickney moved that approval be given to the RMC to purchase a 1987 John Deere 350D bulldozer from Big Island Paving for \$15,000. The motion passed by a vote of 6 for, 1 opposed.

BOARD

11-17-99 Mya PawU moved that the Board thank Ron Carter for his research and work on the RMC, and thank Cheryl Carter for her work for Orchidland community. The motion carried unanimously.

11-17-99 Jan Stickney moved to have the Community potluck on Sunday, February 13, from noon to 4:00 p.m. The motion carried unanimously.

BOARD

12-15-99 Mya PawU moved to reaffirm George Sheridan's election to the Board and to the RMC. The motion carried unanimously.

12-15-99 Ron Carter moved that the property owner on Orchidland Dr. who placed black cinder on the easement be contacted and ask for reimbursement for he additional maintenance required when the cinder blocked drainage, causing water to cross the road and create erosion. The motion passed.

12-15-99 Mya PawU moved to negotiate for the lot at Orchidland Dr. and 36th Ave. (TMK 11-250). Mya PawU also moved to have Nancy Cabral of Day Lum Property Management represent OLCA in the transaction. Both motions carried unanimously.

BOARD

1-19-00 George Sheridan moved to allocate \$200 for paint and wood for the trailer to be used to move the bulldozer. The motion carried unanimously.

1-19-00 Mya PawU moved to amend last month's motion to modify the letter to inform the lot owner of encroachment and not ask for reimbursement. The motion passed.

1-19-00 Ron Carter moved that the OLCA Board solicit and obtain Officer's and Director's insurance, to include a "prior acts" clause. The motion carried unanimously.

1-19-00 Ron Carter moved that the Board compile a list of tasks that can be provided by a professional property manager. This list should include, among other things, all bookkeeping services not presently required by our Bylaws to be performed by a CPA, receipt and disbursement of postal mail, billing, and road maintenance. This is to be used as the basis to obtain estimates from professional property managers to be reviewed at the March Board meeting. The motion carried by a vote of 4 for, 3 opposed.

BOARD

2-16-00 Jan Stickney moved to expand our criteria for community service workers to Puna residents with nonviolent traffic offenses. The motion carried.

2-16-00 Mya PawU moved to offer \$18,000 plus normal closing costs for the OLCA lot. If this offer is not acceptable, buyer requests a written counteroffer. The motion carried unanimously.

2-16-00 George Sheridan moved that the OLCA Treasurer be authorized to pay for parts and other items obtained by Joe Malendres, which will be used for work related to the maintenance and improvement of OLE roads and will be charged to equipment rental. Individual expenses exceeding \$100.00 will first need RMC recommendation and Board approval. The motion carried.

2-16-00 Jan Stickney moved that the OLCA Board of Directors establish a special paving project committee under the OLCA RMC. This committee shall include a civil engineer and may include OLE lot owners interested in seeing OLE roads paved, who may have experience with road paving, and who may have project design and management experience. The Paving Committee shall select a chair (or no more than 2 co-chairs), who will report directly to the OLCA RMC Chair.

The Paving Committee shall be charged to:

- Obtain input from community members on their expectations regarding paving OLE roads
- Draft a paving project plan (incrementally and in entirety) to be presented to the RMC, which will then recommend a paving plan to the Board of Directors for approval. The Board will submit a paving plan budget to the membership for approval.
- Carry out the paving plan and recommend necessary adjustments to the RMC (for Board approval) allowing for opportunities and problems as they arise.

The paving plan will include the following:

- 1) Which roads (or road sections) will be paved and when, incrementally and in entirety.
- 2) Specifications for paving the roads or road sections.
- 3) Cost, including the following:
 - a. engineering consultation
 - b. roadway preparation
 - c. paving
 - d. signage
 - e. insurance liability
 - f. speed control
- 4) The cost to the individual lot owner incrementally (i.e. annually) within the context of the projected total cost over total time needed to complete the project.
- 5) Cost of maintaining paved roads, to be included in the MRMA.
- 6) A proposal for lot owners in future to consider repaving after expected life of the paved roads has expired.

The paving plan will be consistent with the OLCA RMC Policies & Procedures.

SPECIAL BOARD

2-22-00 Mya PawU moved to accept the 2000-2001 budget. The motion passed by a vote of 7 for, 1 abstained.

BOARD

3-15-00 Mya PawU moved to send HUD our Bylaws, Articles of Incorporation, and RMC Policies & Procedures manual. The motion carried.

3-15-00 Mya PawU moved to authorize Barbara Arthurs to negotiate the Community Lot for us. The motion carried unanimously.

3-15-00 Jan Stickney moved to rescind the motion to send a letter about cinder blocking the roadway to the property owner. The motion carried.

BOARD

4-19-00 Jan Stickney moved that Barbara Arthurs offer ten Community Leadership seminars. The motion carried unanimously.

4-19-00 Jan Stickney moved to authorize an expenditure of 90% of the \$800 cost of repair to Joe Malendres' truck from the equipment rental funds. The motion passed with Joe abstaining.

4-19-00 Mya PawU moved to seek legal council before making any payments or decision in the matter of William Watkins attorney's request for \$5000 for legal fees. The motion carried unanimously.

4-19-00 Jan Stickney moved that the Board send a letter by certified mail to Mr. Pederson stating that OLCA requires more than 5 days, including 2 holidays, to investigate his request and reach an informed decision. The motion carried unanimously.

4-19-00 Mya PawU moved to establish a Lot Development Committee. The motion carried unanimously.

4-19-00 Ron Carter moved that all articles for the newsletter be presented to the Board for review. The motion carried by a vote of 4 for, 3 opposed.

MEMBERSHIP

4-22-00 Pat Jaworski moved to accept the budget proposal for 2000-2001 as presented in the newsletter.

Summers Stickney offered an amendment to take 35% from main and side road materials to put into the Paving Fund. The amendment carried by a vote of 19 for, 13 opposed.

Dave McCrary offered a second amendment to combine main road labor and materials and side road labor and materials for greater flexibility. This amendment carried by a vote of 31 for, 0 opposed, 1 abstained.

The motion as amended passed by a vote of 32 for, 0 opposed, 0 abstained.

4-22-00 RMC Policies & Procedures manual:

Ron Carter moved to amend V Budget, Item D, Side Road Cost Share, to Road Cost Share. The motion carried by a vote of 32 for, 0 opposed.

Mya PawU moved to amend II Definitions, Item F, #6, to read: 40th Avenue – Puanani from Ola`a Road to 40th, 40th to Pohaku Drive, and 40th from Laniuma to Auli`i.

Jan Stickney amended the amendment to limit 40th Avenue main road status to Puanani from Ola`a Road to 40th, 40th to Pohaku Drive. The amended amendment passed by a vote of 24 in favor, 2 opposed. The motion as amended passed by a vote of 28 in favor, 7 opposed.

Jan Stickney moved to amend II, Definitions, Item F, MARs identified as: #2 & 3. Auli`i Street from Highway 130 to 40th Avenue and Orchidland Drive from Highway 130

to 41st Avenue. Ron Carter offered a friendly amendment to extend both Auli`i and Orchidland Drive to 41st Avenue as main access roads. The motion passed by a vote of 29 for, 5 opposed.

4-22-00 Dave McCrary moved to send to the membership a request for a one-time \$50 paving fee for paving equal distance on all main access roads except Ilima Street. The motion carried by a vote of 32 for, 3 opposed.

BOARD

5-17-00 Ron Carter moved to approve an increase in the MRMA to \$75, effective 7-1-01 in lieu of approving the adjusted budget, and to present the adjusted budget as an example of how the money will be spent. The motion carried.

5-17-00 Jan Stickney moved to change the ballot to read: Do you approve the Pilot Paving Assessment to be billed in October? Yes/No.

SPECIAL BOARD

5-24-00 Jan Stickney moved to proceed with the paving project at Ola`a to Puanani to 40th as a test section, as defined in RMC Policies & Procedures manual, budget to be approved by the Board. The motion passed by a vote of 4 for, 2 opposed, 2 abstained.

SPECIAL BOARD

5-31-00 Ron Carter moved to ask Janet Mochizuki to postpone her resignation until July 19. The motion carried unanimously.

BOARD

6-21-00 George Sheridan moved to approve \$11,500 from the Reserve Account to repair the grader and dozer. The motion carried by a vote of 4 for, 3 opposed, 2 abstained.

6-21-00 Mya PawU moved that all administrative expenses that exceed the budget be taken from the Reserve Account. The motion passed by a vote of 8 for, 0 opposed, 1 abstained.

6-21-00 George Sheridan moved to approve a cap of \$22,000 for the paving project. The motion failed by a vote of 4 for, 5 opposed.

6-21-00 Mya PawU moved to pay an additional \$403.05 to Mr. Moran. The motion carried unanimously.

6-21-00 Ron Carter moved to obtain Directors and Officers insurance, not to exceed \$1000 per year. The motion carried.