

Orchidland Community Association, Inc.
Approved Minutes of the Board of Directors Meeting
April 28, 2004

Call to Order: The meeting was called to order at 6:55 p.m. by Mya PawU, President.

Members Present: Mya PawU, President; Nancy Hammack, Secretary; Barbara Arthurs, Treasurer pro Tem; Don Robinson, Mike Smith, Ellie Eich, Carol Noel, and Sherri Carden.

Members Absent: Dave Gibson, Vice President, and Ian Brown.

Guests: Dave Carpenter and Steven Starnes.

Approval of Minutes: The minutes of April 7, 2004, were approved by acclamation.

Officers Reports

President's Report: Wiki-Wiki is still questioning the commercial MRMA's. The lawyer has not yet been consulted on this issue. No Parking signs will be put up on Orchidland Dr. in front of the store to discourage customers from blocking traffic. There was a death on 40th St. between Orchidland Dr. and Laniuma involving an unlicensed vehicle. These vehicles are illegal on all Hawaii roads as well as against Orchidland policy. The Board will request a copy of the police report for OLCA's records.

The loan proposal would not carry a prepayment penalty; however, City Bank will not offer a fixed interest rate loan.

Treasurer's Report: The road maintenance fund has a deficit of \$5000; the lot development fund has a deficit of \$3000. Barbara suggested that no more money be spent from these funds until the new fiscal year except in the case of an emergency. She said that in the past the Association has called on volunteers to help with labor; we cannot afford to employ a crew year-round. The Board agreed to drop Shawn's hours to half time with an emphasis on paving preparation, signs, and cold patching of the chip-seal, which can be charged to the paving fund.

Once a purchase order has been written, that money must be subtracted from the budget as spent. Karen Doom, the accounts receivable and payable clerk, will be asked to help keep track of unpaid purchase orders.

Committee Reports

RMC: Rain has washed materials away from the sides of Orchidland Dr., undermining the paving. Don ordered rock to replace the lost material.

A backhoe was needed to rework the bypass road at 39th and Pohaku, where the cement has been washed away.

The chip-seal needs to be repaired with cold patch in several places, especially on 40th St. and Laniuma; Art Smith volunteered to help on 40th.

Don is still receiving calls on his cell phone concerning the roads. Calls from residents should go to the voicemail; Ellie notifies Don of the calls.

Paving: Yamada still has not set a firm date for paving Aulii; the excessive rains in March have delayed the project. Once a date is set, two or three days of preparation are needed.

Neighborhood Watch: The committee still needs volunteers. Many problems, including drug-related issues, can be alleviated by an active Neighborhood Watch.

Lot Development: Needs a committee. Dave Carpenter offered to get contractors' estimates for a steel equipment storage building to further the loan proposal.

Unfinished Business

Nominations: The ballot will be included in the newsletter. Directors Ellie Eich, Carol Noel, and Sherri Carden were all appointed; all three agreed to run for election to the Board.

Nancy Hammack will resign at the end of June; Dave Gibson's seat will also be vacant. Steven Starnes and Dave Carpenter are willing to serve on the Board in the coming fiscal year; their names will be included on the ballot.

Don Robinson nominated Steven Starnes and Dave Carpenter to be included on the ballot for Board of Directors. Carol Noel seconded; the motion passed unanimously.

Commercial MRMA's: The members showed support of the commercial rates at the annual meeting.

Ilima St.: The deed issue has not been resolved; Bob Kobayashi does not want to sign over the deed unless he is assured that road work will be done. Also, a utility pole is improperly placed; this must be resolved before OLCA accepts title to the roadway. Nancy suggested asking Koby Kobayashi to help resolve the pole issue.

Road Signs: A backhoe with a ram can be used to drill the holes; Don will ask for a per hole estimate.

New Business

Newsletter: The ballot and reports on the annual meeting, the paving loan proposal and the budget will be included. The newsletter will be mailed with the billing.

Board Vacancy:

Don Robinson moved to nominate Dave Carpenter to the Board of Directors; Ellie Eich seconded. The motion passed unanimously.

Dave Carpenter was sworn in as a Director by Barbara Arthurs.

Road Manager: The contract must be rewritten before the position can be advertised. There are no monies available to hire a Road Manager before the new fiscal year.

Adjournment: The meeting was adjourned at 9:17 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Nancy Hammack, Corporate Secretary

Motions Log 4-28-04

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