

**Orchidland Community Association, Inc.**  
**Approved Minutes of the Board of Directors Meeting**  
**June 23, 2004**

**Call to Order:** The meeting was called to order at 6:50 p.m. by Mya PawU, President.

**Members Present:**

Mya PawU, President; Dave Gibson, Vice President; Nancy Hammack, Secretary; Barbara Arthurs, Treasurer pro Tem; Ellie Eich, Mike Smith, Sherri Carden, Carol Noel, Dave Carpenter, and Don Robinson, Road Chair.

**Guests:** Joe Lapinski.

**Approval of Minutes:** The minutes of May 26, 2004, were approved by acclamation.

**President's Report:** The Board bond insurance lapsed because the application was not submitted by the deadline. The oversight has been corrected. The premium has gone up to \$584.

Inventory forms need to be completed and submitted to the Treasurer.

The Road Manager's position was advertised in the newspaper; one response was received.

The election results were as follows:

Directors:	Ellie Eich	156
	Carol Noel	156
	Sherri Carden	154
	Dave Carpenter	155
	Steven Starnes	152
	blank	292

Bylaws change	yes 174	no 31	blank 8	Passed
Incremental paving	yes 162	no 50	blank 1	Passed

Dave Carpenter and Karen Doom verified the ballots; the League of Women Voters stated that they do not require a Board member to stay for the actual tabulation of votes. Also, comments on the ballots do not reach the Board; Dave suggested noting this fact on the ballot. It was suggested that space be included in the newsletter where lot owners can enter concerns/comments and mail them directly to OLCA.

**Treasurer's Report:** The report still does not reflect adjustment of lot development charges. As of June 18, \$41,363.50 has been collected for the new fiscal year. The totals for the five funds were:

RMC	\$	-376.55 (deficit)
Board	\$	6,685.94
Paving	\$	84,547.19
Capital	\$	7,378.41
Lot	\$	-2,686.48 (deficit)

### Committee Reports

**RMC:** Shawn has been on sick leave after shoveling five tons of cold patch in one day. Altres dropped him because of his disability claim; he is now covered by a different employment company. The equipment is ready to begin road maintenance at the start of the fiscal year, when funds become available.

**Paving:** Aulii is prepped; paving will start Friday, June 25. The original bid of \$49,840.25 was for 2440 linear feet, with 100 feet of shoulder on each side road. Don suggested approving a change order to extend the paving another 1980 feet, for a total of \$79,478.85. Dave had suggested reducing the shoulder paving to 50 feet; this bid does not reflect that change.

**Don Robinson moved to increase the paving contract so that it extends from 36<sup>th</sup> through the intersection at 38<sup>th</sup>, total cost not to exceed \$80,000. Carol Noel seconded; the motion passed unanimously.**

**Lot Development:** The lot was mowed on Sunday, June 20.

### Unfinished Business

**Loan:** The Association needs more definite bids. Dave Carpenter gave estimates for the steel equipment building; he said the current building boom has made getting accurate estimates very difficult. The high-end bid for the equipment shed was for \$100 per square foot. Concrete for the slab foundation is \$9 per square foot, finished. It may be less expensive to purchase a steel building and have it shipped to Hawaii. Dave said that one problem is that none of the local contractors have ever erected one.

Also, the legal issues must be resolved before a loan can be obtained.

**Wiki-Wiki:** The issue with Watomull is ongoing and is no closer to resolution. Dave Gibson said that the road in front of their driveway is caving in.

### Ilima:

The required preliminary paving information has not been gathered; a volunteer is needed to locate the right-of-way and estimate preparation costs. Also, the deed issue has not been resolved. Dave Carpenter suggested sending Bob Kobayashi a letter officially notifying him of the need to correct his deed before Ilima St. can be paved. President PawU said that he would like to consult a lawyer first, since Robert Kobayashi is a plaintiff on the suit against OLCA.

**Road Signs:** The signs have not yet been installed. The posts must be placed according to OLCA policies and procedures. Mike asked Mya to mark where the No Parking signs go so that they can be installed immediately.

**Road Manager's Contract:** Dave Carpenter submitted a proposed Road Manager's contract for the Board's consideration. Specific responsibilities may be performed by the Road Chair or assigned by him to the Manager. Barbara gave Mya a copy of the previous Road Manager's contract and Mya will prepare a new contract taking Dave's submission into consideration.

**New Business****New BOD Members:**

**Don Robinson moved to appoint Joe Lapinski to the Board of Directors; Ellie Eich seconded. The motion passed unanimously.**

New Board members are Ellie Eich, Carol Noel, Sherri Carden, Dave Carpenter, Steven Starnes, and Joe Lapinski. Joe was sworn in by Barbara Arthurs.

Carol volunteered to do the Voicemail.

Nancy Hammack and Dave Gibson have resigned—mahalo for all your hard work!

**Officers for the 2004-2005 Fiscal Year**

President	Mya PawU
Vice President	Mike Smith
Secretary	Barbara Arthurs
Treasurer	Ellie Eich

**The officers for the 2004-2005 fiscal year were approved by acclamation.**

**RMC:** Ellie Eich, Carol Noel, Dave Carpenter, Joe Lapinski, and Mike Smith volunteered to serve on the Road Maintenance Committee. In a brief subcommittee meeting, Joe Lapinski was elected Road Chair.

**Adjournment:** The meeting was adjourned at 9:33 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Nancy Hammack, Corporate Secretary

**Motions Log 6-23-04**

**Don Robinson moved to increase the paving contract so that it extends from 36<sup>th</sup> through the intersection at 38<sup>th</sup>, total cost not to exceed \$80,000. Carol Noel seconded; the motion passed unanimously.**

**Don Robinson moved to appoint Joe Lapinski to the Board of Directors; Ellie Eich seconded. The motion passed unanimously.**

**The officers for the 2004-2005 fiscal year were approved by acclamation.**