

Orchidland Community Association, Inc.
Approved Minutes of the Board of Directors Meeting
September 25, 2006

Call to Order: The meeting was called to order at 6:30 p.m. by Glenn Pressel, President.

Members Present: Glenn Pressel, President; Steve Starnes, Vice President; Sherri Carden, Secretary; Jerry Gardner, Treasurer; Dave Seawater, and Bob Ely.

Guests: Andrew Coyne, Art Smith, Jose Archuleta, Yen Chin, Ted Coombs, Sue Heinz, Jeff Williams, Roger Hawney, D. Widdows, Nancy Hammack, and Patricia Hoban.

Owner Input: Roger Hawney questioned the legality of the Board's conducting business in executive session meetings, which are closed to the general membership. Jerry referred to HRS Section IV 21J-5, the Hawaii State law which allows community associations to convene in executive session "to discuss personnel, litigation in which the association is or may be involved, or as may be necessary to protect the attorney/client privilege of the association.... Any business to be taken care of in executive session will first be announced in the general session."

Patricia Hoban said that she or her husband, Yen Chin, was interested in serving on the Board.

Nomination of New Directors: Dave Seawater nominated Andrew Coyne to the Board of Directors; Sherri Carden seconded. He was elected by a vote of 4 for, 1 opposed.

Jerry Gardner nominated Ted Coombs to the Board of Directors; Bob Ely seconded. He was elected unanimously.

Bob Ely nominated Sue Heinz to the Board of Directors; Dave Seawater seconded. She was elected unanimously.

Dave Seawater nominated Yen Chin to the Board of Directors; Jerry Gardner seconded. He was elected unanimously.

The new directors were sworn into office by Secretary Sherri Carden. Each new director briefly introduced himself at Art Smith's suggestion.

Officers Reports

President's Report: Glenn reported that in a recent discussion with Chris Yuen, County Planning Director, he and Bob were advised that "developers are eyeing Orchidland." Yuen suggested that the community develop an overall plan for the future and incorporate it into the Puna Community Development Plan before its completion in the coming year. Glenn proposed a committee consisting of one or two Board members and a number of community members to hold planning meetings.

Bob said that the Ainaloa Longhouse has been reserved for October 9 for the first meeting. Also, a Puna CDP meeting is scheduled for September 30. Glenn encouraged Orchidland residents to attend both meetings.

Jerry said the newspaper listed a meeting at Maku`u Market on Thursday to discuss the traffic issue.

Sue Heinz volunteered to chair the community development plan committee.

Treasurer's Report: Jerry has created a form for the treasurer's report which can be posted on the website.

Secretary's Report: Sherri reported that she has received no correspondence.

Committee Reports

Road Maintenance: Bob said that a report of recent maintenance has been posted on the website. The Road Manager was terminated on July 23; OLCA's equipment was moved from his property to Bob Kobayashi's on August 10.

The grader is in operation and 36th will be graded next.

Ted Coombs said that the wire barricade at the washout at 39th and Pohaku Dr. was moved. Also, he reported an abandoned car to the police which was on Pohaku Dr. at 40th Ave. His concern was that the car could roll down the hill.

Patricia Hoban volunteered to call the County about the abandoned cars in Orchidland.

Glenn said when calls concerning abandoned cars come into the voicemail, they will be forwarded to her.

Unfinished Business

39th & Pohaku Dr.: Bob said the rebar has been removed. Two contractors have submitted bids; one backed out. The other is from a cement worker who is unlicensed. Steve advised not using an unlicensed contractor, based on HPP's recent experience on Paradise Dr.

Bob proposed backfilling the road with rock and continuing to repair it after every major storm until a contractor's bid is accepted.

Art Smith said that a concrete slab "will do the trick."

New Business

Policies regarding Road Manager: Ted Coombs said the Policy and Procedures need to be modified to require reports from the Road Manager, including detailed weekly reports describing work performed, emailed to all Directors, and a detailed invoice and timesheet required for payment of the Road Manager and temporary workers. He said the Road Chair should be aware before the fact whenever a personal vehicle is to be used for OLCA business.

Road Maintenance Committee: Andrew Coyne volunteered to serve as Road Chair. Dave Seawater and Yen Chin offered to serve on the committee. Dave suggested that the committee divide the subdivision so that each member drives one section and reports on its condition.

Bob offered to ask Ainaloa if the Longhouse is available for a road committee meeting on October 2.

Paving: Steve reported that aprons will be added to intersections with the next paving increments on Orchidland Dr. and Auli'i. He said the cost of paving has increased 60%. The project will proceed once sufficient funds from the October billing are received and

Yamada can schedule a date. Jerry suggested the possibility of doing the paving as two separate projects so that it can proceed before \$110,000 has been collected. Steve said the price estimate is based on doing both projects together.

Neighborhood Watch: Jerry said he heard that an ice house on 37th between Laniuma and Orchidland was shut down.

Adjournment: The meeting was adjourned at 8:00 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Sherri Carden, Corporate Secretary

Motions Log 9-25-06

Nomination of New Directors: Dave Seawater nominated Andrew Coyne to the Board of Directors; Sherri Carden seconded. He was elected by a vote of 4 for, 1 opposed.

Jerry Gardner nominated Ted Coombs to the Board of Directors; Bob Ely seconded. He was elected unanimously.

Bob Ely nominated Sue Heinz to the Board of Directors; Dave Seawater seconded. She was elected unanimously.

Dave Seawater nominated Yen Chin to the Board of Directors; Jerry Gardner seconded. He was elected unanimously.