

Orchidland Community Association, Inc.
Approved Minutes of the Board of Directors Meeting
October 23, 2006

Call to Order: The meeting was called to order at 6:41 p.m. by Glenn Pressel, President.

Members Present: Glenn Pressel, President; Steven Starnes, Vice President; Sherri Carden, Secretary; Jerry Gardner, Treasurer; Andrew Coyne, Road Chair; Sue Heinz, Yen Chin, Carol Noel and Bob Ely.

Guests: Richard Patterson, Karen Doom, Rachel Furtado, Norm and Nancy Hammack, Dean and Mary Monroe, Edwin “Wayne” Carey, Jose Archuleta, Richard Killmer, Cindy Mohandie, Ed “Boots” McAvoy, Jeff Williams, Gene and Michele Lamkin, Connie Cappos, Roger Hawney, Mark Schiedermayor, Katherine Goodman and Art Smith.

Owner Input: Art Smith said that since the storm, Napua St. is impassable and needs to be addressed. The flood area north of Pohaku St. required residents to leave their vehicles on higher ground, and some were flooded even there. He said approximately 20 families are affected. He also said that warning signs stating “Don’t cross if running water” need to be put at 39th and Pohaku. Art offered to manage the sign project. He also said that chipseal is needed to fill potholes on 40th Ave., and the yellow stripes on Puanani need to be repainted.

Roger Hawney submitted a petition, signed by more than 20 OLCA members, requesting the resignation of Bob Ely from the Board of Directors, and asking that a special membership meeting be called for this purpose. He asked Glenn to withhold the identities of the signers from Bob and Carol, because some signers of the last petition were harassed. Roger also asked why the Board holds executive sessions in private, and requested that it no longer do so. Glenn responded that Hawaii statutes allow corporations to hold executive meetings when topics to be discussed include procurement bids, personnel issues, or legal matters. He said that executive session topics are discussed in later regular session meetings.

Wayne Carey said that before the recent storm, 39th and Pohaku was formed up to pour cement. “The solution would have worked, but the project was stopped by Bob Ely.” The storm removed all materials from the intersection, leaving it impassable. Wayne said replacing the gravel is not a solution, because it will simply wash away again. “It is not unreasonable to expect that intersection to be maintained at the same level as it was thirty years ago.” He also asked the Board to remove Bob Ely from all committees and not to allow him to speak on behalf of or to any of the members before the special meeting requested by the petition.

Rachel Furtado said that she now owns the lot at 39th and Pohaku Dr. which was ripped in 1997 under the supervision of the OLCA Road Maintenance Committee to “allow water to cross the ford in an even matter.” The former owner wrote a letter stating that the work done did not correct the problem, and did not leave the property in a natural state. In 2000 the property was bulldozed again at the recommendation of Dave McCrary, “widening the river” and further increasing the flooding problem.

Katherine Goodman said she lives in the “Devil’s Triangle” and during flooding “once we get in we can’t get out.” She said her car was parked fifty feet away from the river and waded to her house, but it was washed away. The insurance is offering only \$3500 for her \$20,000 car. She said the Board has been ignoring the problem for years.

Approval of Minutes: Carol Noel moved to approve the minutes of August 28, 2006, as written. Steven Starnes seconded; the motion passed unanimously.

Officer’s Reports

President’s Report: Glenn reported that the Board has been busy dealing with the storm, new committees and the newsletter. He said that 39th and Pohaku is a priority. The Lick ‘N Stick potluck and mailing party is scheduled for this Saturday, at 10 a.m. at Nancy Hammack’s home.

Treasurer’s Report: Jerry said he felt ill and left the meeting before giving a report.

Secretary’s Report: Sherri said she has received no correspondence.

Committee Reports

Road Maintenance: Andrew said that roads are the focal point of the community. He said that by improving the roads he hopes to rebuild the community spirit of Orchidland. He said 39th and Pohaku Dr. is a larger problem than he first realized, and its solution is a priority. Andrew said that he had lined up a road manager, who backed out at the last minute because of poor health. As an alternative, he is considering hiring contractors to maintain the roads under his supervision. He said once the potholes are filled, the roads must be crowned, lightly graded and rolled continuously until they are compacted. Andrew separated the subdivision into two sections, 24 long roads (one mile or more) and 26 short roads (less than one mile). He estimates that a crew can maintain 2 long roads or 4 short roads per day, at an estimated cost of \$1100 for each long road and \$500-600 per short road, including labor, materials, equipment and fuel. Based on these figures, 12 days to maintain 24 long roads would cost \$33,500, and 6 ½ days for the 26 short sections totals approximately \$18,000. He said he is considering contracting Ryan to undertake the maintenance project, at a cost of \$57,000 to repair all the roads. Andrew said that the grader is leaking hydraulic fluid. Ryan has asked for time to service and repair the equipment, which he plans to store in his shop, at an estimated cost of \$5000. Andrew said he put gravel on Mapua, not Napua, in response to the voicemail request, and will take care of Napua as soon as possible. Kevin has only been available on weekends, and Sanford’s has been swamped with requests for materials. Loads were ordered for 39th and Pohaku to make it passable, and rock is being put on 40th. Andrew spoke to DNL and the Soil Conservation Corps about the flooding. In the past the SCC engineered a solution for Auli`i and planted trees, but informed him that they no longer offer free services to subdivisions with community associations. He suggested bringing the road to water level and covering it with concrete, with a smooth grade to the roadway on both sides. This would create a channel to allow the water to flow unimpeded. He also suggested installing flood signs and gates above and below the channel to prevent vehicles from driving into the river while it is flooding. Ryan also showed him a diagram for repairing 39th and Pohaku.

Steve asked if the plans have an engineer's stamp because of liability issues. Using a licensed contractor also minimizes the Association's liability. Wayne said not repairing the problem is a greater liability, and the sooner it is repaired, the greater the savings. Roger said that replacing the concrete which was there for thirty years should not incur liability nor require a licensed contractor.

Andrew suggested using paving funds for the project. Steve said that the incoming paving funds are encumbered by the wording of the recent paving ballot, which specifies which roads are to be paved for the next two years. [Paving funds which carried over from last year are not encumbered.] Connie Cappos asked about the paving vote being reconsidered at the next annual meeting. Steve said that the option which received the most votes approved \$100 per year for two years, and will not be voted on this April.

Carol said that 40th and Pohaku Dr. are being used as a bypass.

Neighborhood Watch: Carol said that Glen Yamada is taking over as Community Policing Officer from Officer Sherwin Taka. Gene Lamkin said that the next meeting will be Monday, November 20, at 6:30 p.m. at the Ainaloa Longhouse. He has invited local police officials to attend. Glenn said the Puna Watch meetings are the second Monday of the month at the Kea`au courthouse.

Abandoned cars were removed from 35th and Laniuma and from 40th Ave.

Planning: Sue said that she, Bob, Yen and Glenn attended Puna CDP Working Group meetings. She said it is important "to get our voice heard and documented," through developing an OLCA community plan. The first two planning committee meetings are scheduled for Saturday, Nov. 4 and Nov. 18 at 9:30 a.m. at the Ainaloa Longhouse. The survey questions in the newsletter will be considered.

Glenn said community involvement is important because the Planning Department has asked for the community's consensus on commercial development.

New Business

Consolidated Lots: Steve said that consolidated lots are being billed by original TMK's, and suggested that OLCA synchronize its records with the County records.

Steven Starnes moved to amend OLCA's billing procedures as follows:

- 1) **to bill by current TMK**
- 2) **the records keeper or Board member will update our records to correspond with the County records, and**
- 3) **to rescind all prior motions which contradict this motion.**

Sherri Carden seconded; the motion passed unanimously.

Coqui Grant: Sherri asked for a volunteer with a truck and ball hitch to assume responsibility for completing the parameters of the coqui grant. Carol suggested that Sherri talk to Gaila Vidunas, who owns a nursery. If the County finds a frog on her property, her nursery will be shut down.

Adjournment: The meeting was adjourned at 8:27 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Sherri Carden, Corporate Secretary

Motions Log 10-23-06

Approval of Minutes: Carol Noel moved to approve the minutes of August 28, 2006, as written. Steven Starnes seconded; the motion passed unanimously.

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