

**Orchidland Community Association, Inc.**  
**Approved Minutes of the Board of Directors Meeting**  
**February 26, 2007**

**Call to Order:** The meeting was called to order at 6:42 p.m. by Glenn Pressel, President.

**Members Present:** Glenn Pressel, President; Lisa Tostenson, Secretary; Yen Chin, Treasurer; Jose' Archuleta, Gene Lamkin, Dean Monroe, and Andrew Coyne.

**Guests:** Susanne Garfield, Karen Doom, Michele Lamkin, D. Widdows, Roger Hawney, Dawn Spurrell-Robinson, Michael Upham.

**Owner Input:** Susie Garfield said that a number of years ago she spent several hundred dollars for the repair of 37<sup>th</sup> Ave. with a promise from the Board that she would be reimbursed but she has not been. Andrew asked her to bring her receipts.

Susie said that when the roads are graded, they need to be angled and gravel put on the sides for proper drainage.

Karen Doom suggested purchasing a hand-held microphone for meetings.

**Approval of Minutes:** The January Board minutes were approved at the executive session meeting so they could be taken to the bank with the new signature cards.

**Officer's Reports**

**President's Report:** Glenn said that the Board has been consumed by the Murakami case and applauded the new Directors' efforts. He said we are waiting to hear whether the reconsideration will be accepted. He said March 18 is the earliest we will know.

**Treasurer's Report:** Yen reported that we are significantly over-budget, especially on side road materials, liability insurance and legal fees. The year's income is significantly below average; we have collected approximately \$78,000 instead of the budgeted \$125,000. Jose' asked how much has been collected for paving. Yen said \$169,000.

**Secretary's Report:** Lisa said that she has not written the two letters requested by the Board in January because she has been concentrating on the lawsuit.

**Road Report:** Andrew reported that he is repairing the old equipment to prepare for selling it; he is hoping to purchase a used roller and grader from Oahu. He has rented a roller and grader for one month. The road crew is starting at the top of the subdivision and working down, adding materials, rolling and grading all the roads. He said all the materials were lost from the roads during the rain storm last October.

Mowing needs to be repeated. Weed-whacking has been done on the corners.

Ryan runs a dumpster business and has submitted a bid for \$1300-1500 for the Ilima St. cleanup.

There are three dead pigs at 35<sup>th</sup> and Laniuma; the Health Department will not remove them. The Kea`au Humane Society will dispose of them for a fee if they are brought in. Lisa said anyone who moves the carcasses is at risk for exposure to the bacteria bacillosis.

**Paving:** A contract has been signed with Yamada & Sons for \$122,000 to pave from 39<sup>th</sup> to 41<sup>st</sup> on Orchidland Dr., with 50-foot aprons at the intersections. We are waiting on the contractor's availability.

**Neighborhood Watch:** Gene said a number of break-ins have occurred in the subdivision. The voicemail has received complaints about ATV's, dumping, theft and dead pigs. He said the committee is not having regular meetings because "not a lot of people are interested." He has received some emails with Neighborhood Watch concerns. He suggested that a phone chain could be established from road to road to alert residents when need arises.

Gene said anyone witnessing a crime should get license plate numbers and call the police, because they want to speak to eyewitnesses.

Andrew said the road crew has witnessed people fishtailing on roads they have just completed. They wished they had walkie talkies to report the license numbers. Roger said if caught, they could be arrested for vandalism.

Andrew added that federal grants are available for radios for emergency response through the Community Emergency Response Team (CERT). He suggested combining CERT with Neighborhood Watch. Gene agreed that this is a good idea. The Board agreed to prepare a presentation for the annual meeting.

### **Unfinished Business**

**Election of New Members:** Glenn announced that there are two vacancies on the Board. Susanne Garfield, Dawn Spurrell-Robinson and Roger Hawney expressed interest in serving on the Board. Written ballots were distributed and counted; Dawn and Roger were elected.

Lisa administered the oath of office.

### **New Business**

**Bylaws Revision:** Glenn proposed forming a committee to revise the Bylaws. Roger said that a revision of the Bylaws was suggested several years ago and never done. Yen suggested that Roger chair the committee.

**Yen Chin moved to form a Committee to revise the Bylaws; Gene Lamkin seconded. The motion passed unanimously.**

**Annual Meeting:** The meeting will be held on Saturday, April 28. The Board agreed to start the meeting at 9 a.m. and to have a potluck after the meeting. Lisa agreed to determine whether Hawaiian Paradise Park's Activity Center is available.

A committee will work out details of presentations. Gene Lamkin offered to coordinate plans for the committee, including determining the agenda and hiring a facilitator. He suggested setting ground rules for how long and how many times a person may speak. Yen suggested breaking into groups to discuss various topics and reporting back to the membership as a whole.

**Newsletter:** The articles for the newsletter were discussed. The newsletter must provide a year-to-date financial statement and ballots for Directors.

The deadline will be March 12.

The Lick 'n Stick will be a potluck at Nancy Hammack's home on Saturday, March 24, beginning at 10 a.m.

**Collections Policy:** Glenn said that the community should be advised that the collections policies are being reconsidered.

**Community Lot:** Lisa suggested making a playground on the Community Lot. Susie suggested holding fundraising events to generate funds for developing the Community Lot. She offered to chair the committee and to give a presentation at the annual meeting.

**OLCA Files:** Gene said that reviewing old records for the court case has been difficult because of the inaccessibility of OLCA's files. He said they need to be moved to the office space offered by Carl Okuyama as soon as possible. Lisa said she has not written the letter accepting Carl's offer, but she will soon.

**Adjournment:** The meeting was adjourned at 8:40 p.m.

Respectfully submitted by:

Kirstie Goin, Recording Secretary

Lisa Tostenson, Corporate Secretary

### Motions Log 2-26-07

**Yen Chin moved to form a committee to revise the Bylaws; Gene Lamkin seconded. The motion passed unanimously.**