

**MINUTES OF KUAU BAYVIEW BOARD OF DIRECTORS MEETING
SEPTEMBER 29, 1998**

CORRECTED MINUTES

DIRECTORS PRESENT: Don Varni (President), Tal Shibley, Debra Schonewill, Jeff Faulkner
DIRECTORS ABSENT: JoAnn Yee, Ben Bland Sr, Brian Ross
OTHERS PRESENT: Cindy Mendes from Oihana

CALL TO ORDER: The meeting was called to order at 6:05 p.m. by President Don Varni.

MOTION: To accept minutes of the last meeting as presented.

FAULKNER / SCHONEWILL

ALL IN FAVOR

It was suggested that either a new revision date or some kind of notice is put on any minutes that have been revised.

There was no treasurer's report because Ben was not present. Cindy informed the Board that Ben came into Oihana today to go over the reports. Since Oihana has a new updated Comtronics system we are able to receive a more informative Owner's Activity sheet. She explained how she arrives at the expense and income figures in her variance report. Cindy also informed the Board that the Maintenance Fees are always accrued because the accountants want them that way when doing the audits.

Everything else on the financials should be done on the cash flow system. If Kuau Bayview has a shortfall, the remaining bills are sent to A & B and they pay for the shortfall in place of paying maintenance fees for the lots that they own.

Debra asked about the one main delinquent. Cindy informed the Board that this account is being sent to collections. He made an agreement to pay in July but has not paid yet.

Don suggested that all questions be sent to Ben through Cindy. Tal suggested that he and Ben meet at the Oihana Office to go over the financials before the budget meeting in November. Then Cindy will work on a proposed budget for the Association and at the meeting the Board Members will decide on the changes.

Don told the Board that Brian told him before he left that there were a few minor items that need to be ironed out on the speed bump issue and that he has another meeting for the speed bumps when he gets back.

The neighborhood watch meeting went as scheduled and Don reported that there were about 11 lots represented. Cindy will check into getting more neighborhood watch stickers.

Debra asked to discuss the Design Review Committee Rules and a discussion ensued.

MOTION: To accept the Design Review Committee Rules as amended.

VARNI/FAULKNER

ALL IN FAVOR

Debra asked Cindy to have the rules sent to the entire community A.S.A.P. and all new owners one month after they move in.

OLD BUSINESS: Don would like to once again go over the procedure of violation notices. Cindy mentioned that Brian still has the original with any changes but has not sent them to her. Don said that he would make sure that Brian gets the finished copy to her. Don asked for the status of violations. Cindy said there are only two main ones at present, Lots 56 & 60, and she has already given a copy of her letter to Don

regarding Lot 56. Lot 60 has given a new schedule to the Board concerning the work being done on the lot. Don wants a letter sent to Lot 60 noting that they will accept their schedule as long as they keep the weeds down and the yard looking neat. Debra asked about Lot 84. Cindy mentioned that Mr. Williams sent a letter regarding this lot and she will get it to Don to address. Don will handle all the violation problems. Landscape violations will automatically go out by Cindy.

Debra informed the Board of the lots that have been approved for different items sent to the Design Committee. Lot 24, walls and fence. Lot 26, rock wall. Lot 28, slider in the garage wall. Lot 49, wall. Lot 85, wall. Her wall is a little bit unusual. We approved her to add a four foot wall on top of her six foot wall separating her lot from Lot 84 since the six foot wall would actually be the lot level for Lot 84. Lot 87 has been approved. Lot 76, walkways. Lot 2 is already pouring concrete and Debra told him they need to approve his plans. He's also added some skylights that have been approved.

The Board continued by discussing the common areas. Cindy informs the Board that an owner called to complain that some of the kids in the neighborhood are climbing the fences and making pathways in the Ilima on the common areas. The Ilima does look bad because it's getting woody looking. The Board would like to have Rustin give his recommendation on how to keep the Ilima looking good and other recommendations for that area. They would also like to have a recommendation on what else, other than grass, could be planted in the front area.

A discussion ensued regarding the trees in the Association and Cindy told the Board that usually the homeowners are responsible for caring for the County Strip fronting their lot and watering the trees but the Association has the responsibility to trim the trees on a regular basis, usually once or twice a year. Landscapers like Rustin will trim trees only up to 10 feet in height. You need to get a tree trimming company to do the work.

Don would like to have Cindy get proposals for tree trimming. We could use it for the budget for the new year. Debra thinks that the Association should give Landscape awards.

Debra said JoAnn asked A & B's attorney to give a legal interpretation of the law for the single family type dwellings and the attorney declined. The Association needs to decide if they want to spend money to do this. Cindy will contact the Planning Dept of the State to see if they can send us something. Jeff said that you need to get where it's coming from, what the implied context is. Cindy said she would talk to Ed Tsuji about it too.

Debra gave the Board a copy of the letter that she will be sending out regarding the Park above Kuau Bayview so they can discuss it. She explained the steps that were taken in the process.

MOTION: The Board of Directors should also act as the Park Committee.

SHIBLEY / SCHONEWILL

ALL IN FAVOR

The other Board members thanked Debra for all the work she did on this project. Debra suggested that the Board get a committee going to go door to door to have all the owners sign it. Debra hopes that it will be resolved before the end of the year.

MOTION: To Adjourn.

FAULKNER/VARNI

ALL IN FAVOR

Meeting adjourns at 7:35 p.m.

Respectfully submitted by C. Diane Mendes

Approved by /s/ Don Varni