

**MINUTES OF BOARD OF DIRECTORS MEETING**  
**June 1, 2000**

**DIRECTORS PRESENT:** Don Varni, Lisa Paulson, Lisa Daly, Talbot Shibley, Ben Bland Sr  
**DIRECTORS ABSENT:** Karen Chun, Tania Goosby  
**OTHERS PRESENT:** Cindy Mendes, Oihana Property Management; Sharon Morris, Design Review  
Committee Chairman

**CALL TO ORDER:**

President Don Varni called the Board of Directors Meeting of Kuau Bayview to order on Thursday, June 1, 2000 at 6:30 pm. A quorum was established with 5 of the 7 Directors present.

**APPROVAL OF MINUTES:**

**MOTION:** To approve the minutes of the previous Board of Directors Meeting as written.  
Seconded and carried unanimously. (Shibley/Daly)

**ELECTION OF OFFICERS:**

The following Officers were elected:

President: Don Varni  
Vice President: Lisa Paulson  
Secretary: Talbot Shibley  
Treasurer: Ben Bland Sr  
Directors: Lisa Daly  
Tania Goosby  
Karen Chun

**MISSION STATEMENT:**

Mr Shibley suggested that a Mission Statement be developed and adopted by the Board in an effort to define the direction and goal of the Board with respect to overseeing the business of the Association. He volunteered to draft a Proposed Mission Statement which, once completed, will be forwarded to each Director for review and comments. Mr Shibley will compile a synopsis of the comments and submit to the Board for consideration at the next meeting.

**COMMITTEE ASSIGNMENTS:**

The following Committee assignments were appointed:

**Design Review**  
Sharon Morris, Chairman

**Speed Bumps**  
The Board agreed to table this Committee unless there is further interest on the part of the ownership.

**Newsletter**  
Cindy Bland, Chairman  
Lisa Daly  
Lisa Paulson

**Park**  
Talbot Shibley, Chairman

Ben Bland Sr  
Debra Schonewill

**OLD BUSINESS:**

**DELINQUENT ACCOUNTS:**

Ms Mendes updated the Board on the status of the delinquent accounts and the collection efforts taken to date, which resulted in one unit being brought current. The Board discussed writing off the bad debt on the Financial Statements for Lot #60 (Mybeck) which was foreclosed, but continue the collection process through a collection agency. Discussion included establishing a policy wherein any delinquency \$300 or less, and over one year, that is determined to be uncollectible would be written off the Financial Statements.

**MOTION:** The Board deems the bad debt on Lot #60 (Mybeck) as uncollectible due to the fact that the owner has left the State. Further, the Board's action to write-off this debt does not reflect the position the Board may render on any other delinquent accounts, which will be reviewed on a case-by-case basis. Seconded and carried unanimously. (Shibley/Daly)

**CC&R VIOLATIONS:**

Ms Mendes updated the Board on the written correspondence sent by Oihana to owners who are in violation of the CC&R's.

**NEW BUSINESS:**

**VACATION RENTALS:**

The Board discussed the use of some homes in the subdivision as vacation rentals, or bed and breakfast inns, which is in violation of the CC&R's. Discussion included:

- 1) Notify homeowners that this type of activity is not allowed in the Association documents;
- 2) Hire an attorney to review the CC&R's and render a legal opinion as to whether or not the Association can enforce a restriction on vacation rentals.

**MOTION:** To hire an attorney to review the CC&R's and render a legal opinion on timeshare and vacation rentals in Ku'au Bayview. Seconded and carried unanimously. (Bland/Shibley)

**TRAFFIC SIGNAGE:**

President Varni reviewed the concerns of an owner on the speed of traffic within the subdivision and the request that either the County install appropriate signage which advises motorists that children are at play, or the Association independently purchase and install the signs. The Board asked Ms Mendes to write the Department of Public Works and request clarification on the guidelines for having this accomplished, as well as current guidelines for the installation of speed bumps in the subdivision.

**NEXT BOARD MEETING DATE:**

The next Board meeting will be held on Tuesday, September 12, 2000 at 6:30 pm.

**ADJOURNMENT:**

**MOTION:** To adjourn the meeting. Seconded and carried unanimously. (Shibley/Bland)

The meeting was adjourned at 7:15 pm.

Respectfully submitted,  
*/s/ Laurie Ledbetter*  
Laurie Lola Ledbetter  
Recording Secretary

\*\*Minutes were transcribed from cassette tape. Recording Secretary was not present at the meeting.