

**BOARD OF DIRECTORS MEETING OF
KU'AU BAYVIEW AT PAIA HOMEOWNERS ASSOCIATION**

July 12, 2005

I. CALL TO ORDER

President Stephan Bielawski called the meeting to order at 6:30 p.m. The meeting was held at the Paia Community Center.

II. DECLARATION OF QUORUM

President Bielawski announced there was a quorum with the following board members present: Stephan Bielawski, Robert Pellettieri, Julie Barnes Foley, Jo Moyes, Michael Ebeling, Gail Burns and Bridget Reardon.

Also in attendance were the following homeowners: Mary Sweet and Bob Foley.

III. CONDUCT OF BUSINESS

In accordance with Article IV, Section 5 of the Bylaws, an open meeting was held. The meeting was held under the format of Robert's Rules of Order.

IV. APPROVAL OF MINUTES

President Bielawski asked for a motion waiving the reading of the minutes of the last meeting and approval of the same.

Motion: *To waive reading of the last board meeting minutes and approve same. (Moyes/Pellettieri). Motion adopted.*

V. RETENTION BASIN UPDATE.

Vice President/Treasurer Pellettieri advised that Opana Point Nursery had completed the retention basin project for a total cost of \$8,500. Further maintenance to maintain the retention basin will be necessary in the future. Vice President/Treasurer Pellettieri thanked all of the board members for working together to accomplish this project.

VI. DESIGN REVIEW COMMITTEE

Director Moyes reported there had been two applications since our last meeting, both of which had been approved. One application was for a lanai enclosure and the other was a lanai extension.

VII. GRIEVANCE COMMITTEE

Director Ebeling reported two grievances and both were regarding overgrowth of hedges.

VIII. TREASURER'S REPORT

Vice President/Treasurer Pellettieri reported a balance of \$51,764.34 in the checking and savings accounts. After the retention basin expense, we are on target with regard to the budget.

IX. FINANCE COMMITTEE REPORT

Vice President/Treasurer Pellettieri reported the insurance coverage has now been updated so the Association has liability insurance coverage of \$5 million.

X. REVIEW OF DCC&RS

President Bielawski announced that a review of the DCC&Rs needs to occur as well as enforcement of the same. The need to stress beautification, curb appeal is necessary. A big concern is the grey area regarding the definition of a hedge. President Bielawski enlisted the assistance of Directors Moyes and Burns with regard to a DCC&R review and possible issues to bring to the membership. These issues could be presented to the homeowners in a series of letters. The committee will report on the progress of gathering DCC&R issues. The Board will then decide the process of what to do to put any amendments in a format to be voted upon by the membership.

XI. OPEN FLOOR

Director Ebeling introduced the idea of another picnic this year. Director Burns volunteered to head up a committee to organize a potluck picnic. The Board will not be subsidizing the event this year. The date for the picnic was tentatively set for August 20. [Note: The date was changed after the meeting because of various conflicts.]

Director Moyes presented a speed hump update. Kaiea Place now has the necessary votes in favor of the speed humps to be included with the current application. North Laelua Place has also been included, as during the previous speed hump campaign they had the requisite number of signatures in favor. However, we still have to finish collecting votes for this street and have the necessary 80% in favor to complete the process.

President Bielawski thanked Directors Moyes and Burns and the committee for their hard work on the speed hump issue.

President Bielawski brought up the issue of the trees of the County on property right of ways. The County says the residents cannot legally trim them. These types of trees shed and drop a lot of debris. It was decided that residents should be vigilant in calling the County to trim the trees.

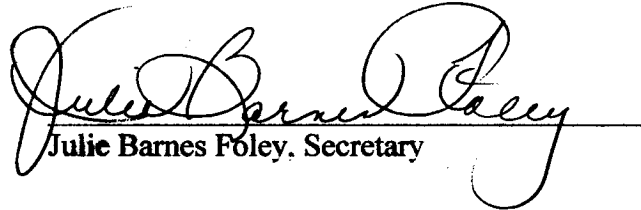
Vice President/Treasurer Pellettieri said there was nothing new to report on the Hana Highway easement issue. He will ask Attorney Rowland for a clarification of the

easement issue. Attorney Rowland's opinion will be shared with the Board before a decision on approaching the affected homeowners is made.


XII. ADJOURNMENT.

There being no further business to bring before the Board, President Bielawski adjourned the meeting at 7:30 p.m.

Respectfully submitted,


Julie Barnes Foley, Secretary

These minutes are approved for distribution.


Stephan L. Bielawski, President