

**Kuau Bayview Homeowners' Association**  
**Board of Directors - continuation meeting**  
**June 1, 2006 6:30pm at 12 Laenui Place**

Six members in attendance: Bob Pellettieri, Jo Moyes, Michael Ebeling, Bridget Reardon, and new members Marty Prouty, and Deborah Kremins.

No formal agenda was provided or followed.

**Items Discussed**

Elect officials, new signature cards, providing CC&Rs for new owners, finding a secretary, what to do & what are our parameters regarding delinquent fees, maintenance for retention basin, and establishing a quarterly newsletter.

Deborah Kremins will record and transcribe minutes.

Jo, acting as secretary until one is found, will review AGM minutes, transcribe, and distribute.

Officers were officially elected as follows: Bob Pellettieri president; Michael Ebeling, vice president and treasurer; Jo Moyes as acting secretary.

New signature cards are needed. Michael and Bob will be signers. New secretary will also have a signature card. It is the secretary's responsibility to pick up the mail (Jo is doing this now). Checks are given to Sharon's office for deposit and invoices are paid. Two signatures are needed for checks over \$500. Under \$500 requires only one signature. Because the monthly recurring bills (landscaping and accounting) are over \$500, the board moved to raise the single signature limit to \$600. All were in agreement.

Jo brought up that new owners need copies of neighborhood rules. The DRC is working on them. Michael has all the files at his house and invites anyone over to find all the DCCRs, make copies, and distribute.

Michael suggested that Karen Chun might be interested in filling the secretary position. All members were in favor and Michael said he would ask her.

DCCA filing needs new officers' names.

**Delinquencies**

Delinquent association dues were discussed. There is one homeowner who is two years delinquent and has been given many notices including the last one by certified mail. There has been no response from him. The board discussed researching whether we can tack on attorney's fees to the delinquent HOA dues and whether or not we should pursue the claim in small claims court.

Jo offered to call small claims court and/or to ask Julie for help. Jo will email Julie and Jo will look into the CC&Rs. She is also going to call Sharon's office for 'aging' report to find out everybody who is delinquent.

## **Retention Basin**

The gate has completely fallen in. Michael and others secured it temporarily. Steve Sadler is waiting for the bottom of the basin to dry before he can continue work. He has a key and will finish.

Jo called four fencing companies. Island referred her to a handyperson. She got two quotes from two different companies - both wanted \$500 just to come out and take a look. Thomas Dougher from 4-T Fencing gave a bid of \$520 to replace the hinges, wires, relock, reset post, etc. Because he is newly licensed, all board members agreed to go ahead with him but to let him know that no payment would be made until the work is completed and approved. The board agreed that it was important to complete this work as soon as possible for safety reasons.

## **Newsletter**

A motion was made to start up a quarterly newsletter. The newsletter would provide a forum for communication within the community. The idea of selling business-card size advertising to help defer costs was discussed. Prices of \$10 and \$25 were suggested. All were in favor.

Michael will ask Sharon whether we are allowed to accept and accrue money in this way. The board discussed whether to include names or lot numbers of homeowners who are delinquent in their association dues in the newsletter. Deborah said that she supports the newsletter and would like to take on its organization and production to begin with. Bob will submit an article via email to Deborah and all ads and communications from others will also be sent via email to Deborah. First newsletter will be out by July 15.

The Board selected Tuesday, August 8 (or Thursday, August 10) for the next public board meeting. Deborah will contact the County to reserve the date.

These minutes are approved for distribution.

/s/ Robert V. Pellettieri

Robert V Pellettieri, President

/s/ Jo Moyes

Jo Moyes, Secretary