

**ACTIONS BY WRITTEN CONSENT
OF THE KUAU BAYVIEW BOARD OF DIRECTORS
May 11, 2013**

WHEREAS, it is deemed desirable and in the best interests of this Corporation that the following actions be taken by the Directors of this Corporation,

NOW, THEREFORE, BE IT RESOLVED that, pursuant to applicable law and Article IV, Section 2(d) of the Bylaws of the corporation, the Directors of this Corporation hereby adopt the following **MOTIONS** which were proposed & discussed, voted on via email, passed by the majority, and will be ratified at the next meeting:

- 1) To set a standard rate for Maintenance Dues at \$35 more than the "Green Discount" rate that will be offered to those owners who agree to accept all HOA communications via email and have their fees paid by Jan 15th each year. Late fees of \$15 per month will be applied to payments postmarked after Jan 15th. Owners who choose to opt for snail mail would have to sign a form stating that they fully understand that they are declining the discount and are agreeing to pay the standard rate. (Judson/Atkins) All in favor.
- 2) To appoint Dan Judson as Treasurer to replace Treasurer Ann Pitcaithley when Ann's house closes on May 22nd, 2013. (Pitcaithley/Reeves) All in favor.
- 3) To appoint George-ann Kealoha as the fifth Director on the Board when Ann resigns due to the sale of her house. (Pitcaithley, Atkins) All in favor.
- 4) To reduce the number of Board members from 7 to 5 as recommended by Walter Clur of Aloha Property Management. Marcy & Stan wish to step down when their terms expire June 7th. The terms of Dan, Tom, and George-ann will be extended to the Annual Meeting. (Reeves/Pitcaithley) All in favor except Martin opposed.
- 5) To send a simple letter to A&B attorney Charles Loomis requesting that he complete the paperwork for the grant of easement for Easement 19 which he offered to do at the January 11, 2013 meeting on Lae Street. (Atkins/Reeves) All in favor.
- 6) To allow Michael Baskin to poll the neighborhood regarding Short Term Rentals and share owner feedback with the Board. (Reeves/Pitcaithley) All in favor.
- 7) To send a letter to the four properties bordering the Retention Basin (Lots 26, 27, 28,29) requesting that they refrain from dumping green waste into the basin. (Atkins/Reeves) All in favor except Firestine recused herself due to conflict of interest.
- 8) To send delinquency letters to the four owners who are delinquent with their dues. (Pitcaithley/Judson) All in favor.

Minutes prepared by:
/s/ Darlene Brothers
D Brothers, Admin Assistant

Approved by:
/s/ Luba Reeves
Luba Reeves, President

Date: May 11, 2013