

Kawela Plantation Homeowners Association

Regular Meeting

November 30, 2023

9:01 AM HST

Attendance: Ella Canencia, Daniel Sulser, Gerald Yuh, Cheryl Ruffner, Kathy Doyle plus 10 members either present or on Zoom

Call to Order

Accept Agenda:

Addition: Water collection under # 10 E

Daniel Sulser/Ella Canencia

Treasurers Report: See notes

Capital Reserves are in good shape. The budget for 2024 is currently being worked on. There has been a meaningful deduction in payroll due to changes that were initiated.

Secretaries Report: N/A surgery – will be provided.

Capital Reserve has yet to be transferred.

Dick Glen questions the Boards Transparency with the books because there have not been any financial statements which are being worked on; being made available.

There has been a general audit performed over the past three years.

Water Report: Greg

Water remains within allocations. There have been ongoing repairs changing out lead backflow preventors. They are planning to replace the present crossover lines and clearing other lines. Trees are being cut in the park. Bozo has obtained his CEU license and is in good shape to go on. Jaunita Colon has stepped up to help with the lead EPU (first ever) state required.

There will be a survey coming out about new program, computer system as another tool and members are asked to please respond.

Lydia Lot #114 has requested that homeowners be notified prior to flushing taking place. Her water line has been overloaded three times and her pressure valve has needed to be replaced more than once. This event has been tied to hydrant flushing by other professionals particularly on the lots closer to the bottom of the hill.

The Board has stated there will be water management protocols put into place before the next meeting. Lydia believes that it has been negligent to presume the homeowners are safe without confirmation.

The hydrants are flushed once a year, moving forward the water administrator will be advised to notify homeowners prior to beginning the process.

GIS system notification will be in writing.

Letter of Compliance: Daniel stated there are three homeowners who are no longer paying HOA fees. Liens are currently in place on these homes. One member is no longer paying their water bills.

Daniel would like a policy created to manage these conundrums.

Motion:

A motion has been made to have water invoice collections to be as follows:

30 days – invoice remitted

90 days – personal call to be made

90 days and over will be sent to the lawyers for payment or court judgement

Cheryl Ruffner/Ella Canencia

Carried.

Common Grounds: Tree trimming is being completed as the weather permits.

Signage needs to be reviewed.

Poaching is once again a concern. Police should be called, but the interconnectedness of communities is deemed to be problematic.

Unfinished Business: Pertains to the Mound at the bottom of Kl. There isn't anything new to report, but it needs to remain top of mind.

CBRE: The owner is wanting the Kawela President to sign off on their contract which would enable them to take a loan out against the equipment; if they were to sell their equipment there would be no recourse for the Kawela association. Cheryl Ruffner has refused to sign the document.

Office Administration Update: Katie confirmed the Holiday Fair would take place December 16 beginning at 9:00 am in the park. If the weather is inclement the fair will be moved to the hall. More vendors are being courted.

Unfinished Business: The cross over line is going to be clear.

New Business: Gerald brought homeowners up to speed on the research being done to purchase a chipper for KPHA to save money because the cost of hiring this out becomes prohibitive. The employees will be provided with safety gear and training.

Motion:

A motion was made to peruse the option to purchase a Vermeer Chipper for KPHA. Daniel Sulser/ Kathy Doyle

Carried.

The cost for the chipper will be covered from the Capital Reserve.

Design Meeting: This committee has been meeting every two weeks to examine the rules and policies. Their intent is to modify and update these rules to current day conditions.

It has been discovered that some property lines are in question. Drainage is an ongoing issue that needs to be addressed as do the thirty-foot restrictions. The committee need to have complete records to work from and have been going back to the county records for information.

Records have been online since 2007. The committee is examining properties that still have open permits or lapsed permits. Lidar is a tool available through the county to enable contouring properties.

Water Committee: There are five trees that need to be remediated immediately as there is a concern that the wet winter weather may drop them onto the lines causing greater problems. The water committee believes that there is a sense of urgency and has asked for \$5000.00 (\$1000.00 per tree) to accomplish this task because Greg will not be able to get to the job before February.

Motion: A motion was made to provide \$5000.00 to the committee to complete the task of taking the five trees down.

Kathy Doyle/Daniel Sulser

Discussion ensued. Although the hurricane season has passed, the Ki eave Trees are heavy and if they fall on the raised lines, they will take the line out causing greater problems. Should the lines break it would create a problem for the homeowners in the Kawela Community at the base of the hill.

Carried.

The Board brought the homeowners into the discussion being had with Destination Maui Inc. to manage the books due to the difficulty in procuring competent bookkeepers for KPHA.

Destination Maui would administer records, payroll and delinquencies. ADP would be dropped which would create a savings of approximately \$16,000.00 per year. The desire is to have the process onstream for February 2024. There will be a two-year contract in place and would cost approximately \$4400.00 per year and will eliminate the cost of three salaries.

An idea from the floor suggested that a limit for increasing costs at the year two anniversary.

Currently Katie is going backwards trying to clean up the present set of books which contain errors and have not been fully engaged.

Some present homeowners expressed reservation of this move.

Moku Pond: tabled

Mesonete Weather station: tabled

Owners comments: Dick Glen has expressed a desire to help with the budget process. He has offered before and is offended at not having been called.

Adjourned:

11:27 AM HST

Next meeting January 25,2024 10:00 AM HST.Ch