

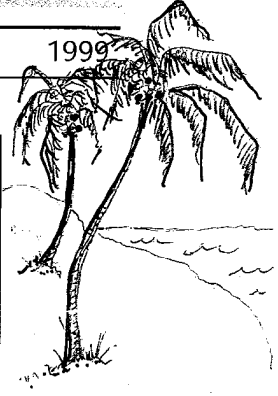
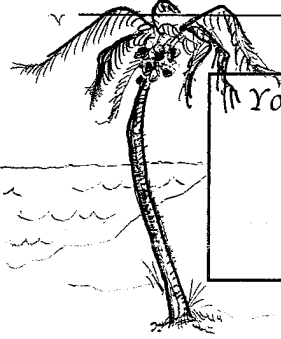
2000



December

NEWSLETTER

1999



You are cordially invited to attend,
KSECA ANNUAL GENERAL MEETING (AGM)
March 26, 2000, 1 P.M., the Seaview Pavilion
Pupu's served at noon

Modest Yearly Contributions and Committed Volunteers Add Up To Another Successful Year

The year 2000 is here and we are beginning with a good track record. We have all heard about Y2K speculations but in Seaview one significant change is certain . . . we will have to maintain our parks solely on voluntary donations. Your KSECA Board of Directors has spent the last year finishing up loose ends and preparing for the new year. Our pavilion and bathrooms with solar powered pump and 10,000 gallon water catchment are built, our kiddie park has a new shelter, our community gardens are flourishing and we have money in the bank.

We have been laying the foundation to consolidate our duties, cut operating costs and adapt the by-laws to reflect the voluntary status. The new system will simplify complex bookkeeping procedures and we will not need the regular services of Monica Devlin, our bookkeeper. In 2000, any needs beyond the capacity of our board can be handled with temporary help on an "as needed" basis. The

Board extends a big mahalo to Monica for her many years of outstanding service.

Enclosed with this newsletter is your yearly maintenance statement with a voting proxy form on the reverse side. Elections will be held for three offices whose terms expire: president, 1st vice president and treasurer. If you cannot attend the AGM, please consider returning your proxy form with assignment to someone who will attend the AGM or to the Board of Directors to exercise your vote.

Although the president's job has demanded much more time and energy than I originally envisioned, the positive influence that the completed building projects have made on the community has been worth the extra efforts. The Board, both past and present, has worked very hard to get where we are today. It has been an honor and a privilege to serve as your President for the past two years.

Garry Hoffeld, President

TREASURER'S REPORT

Lisa Bartoletti, Treasurer

KSECA expenditures for 1999 were \$29,616 as compared to 1998 expenditures of \$48,000. This is due to the pavilion's completion and changes in our hiring policy that resulted in a \$2,000 savings by returning to contractors instead of employees. This year, Monica Devlin, our bookkeeper, and our new groundskeeper, Mua Amituanai, have been working for KSECA as independent contractors.

In February, we hired a backhoe and driver to dig holes, bought soil and compost and established our community garden. The rest of the labor was volunteered by enthusiastic residents . . . many brought their own plants. Other park improvements this year included installation of plumbing in the bathrooms, painting, finishing details and a small shelter for the children's playground. In 1999, KSECA also paid \$ 5,065.65 in attorney and legal fees and \$2,410 in 1998 for a total of \$7,475.65 as a consequence of a Seaview resident's legal action against the association.

The new year brings dramatic change when property owners will no longer be legally required to pay yearly maintenance fees. Supporting the cost of the association's ongoing park maintenance will become a voluntary decision. The Board has declared amnesty on all unpaid maintenance fees as of January 1st.. All past due indebtedness will be forgiven and outstanding balances cleared. This is why the enclosed KSECA statement is very different from previous years. Now, we are soliciting a modest yearly donation of \$25 and statements will show no past due balances. We look forward to your continued support..

1999 KSECA FINANCIAL REPORT

INCOME & ASSETS

Checking	3,885.43
Savings	5,000.00
Maintenance Fees	27,399.82
Bank Interest	588.75

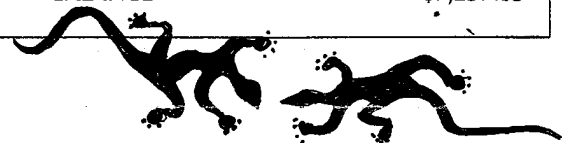
TOTAL INCOME **\$36,874.00**

EXPENSES

Bank Fees	12.25
CPA-Taxes & Financial Overview	1,141.28
Maintenance Fee Returns	72.00
Office Independent Contractor	8,300.00
Liability Insurance	1,114.11
Land Taxes	675.00
Legal & Attorney Fees	5,065.65
Maintenance Contractor	5,750.00
Office Expenses	1,417.66
Social Committee	261.37
Subdivision Improvements	4,912.74
Utilities	250.00
Wages-Maintenance	510.00
IRS Withholding	117.80
Unemployment	16.38

TOTAL DISBURSEMENTS **\$29,616.97**

BALANCE **\$7,257.03**

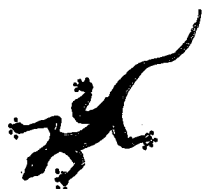


VOLCANO UPDATE

The 1983 Kilauea lava flow continues approximately eight miles southeast of Seaview in the same general path since the 1990 Kalapana inundation. Flows from the lava lake, Pa'a O'o, continue to the sea in underground tubes often providing spectacular displays.

BITS AND PIECES

Stanley Lathers, 1st VP



Aloha to every one out there. Since the completion of our new pavilion, community life is getting more interesting. Swapmeets, beading classes, music shows, dances as well as community board meetings have been held under our new pavilion roof. The community garden and decorative plants framing the pavilion give a very lush and pleasing appearance.

Volleyball continues to be the major park activity with three regularly scheduled games per week. The kiddie park features a new rain or shine shelter and some new equipment. The lawns of our three parks are looking good, thanks to Mua, our new groundskeeper. Our secretary, Duane Cariaga, resigned a few months ago when he moved from Seaview. Athena volunteered to complete his term. All the community sends our best wishes and thanks for his many years of dedicated community service.

Now that we are entering the new voluntary phase of our community association's history, we hope you will continue to support the progress and maintenance of our parks which benefits the community and your financial investment.

COMMUNITY GARDEN REPORT

Mark Pistolesse, 2nd VP

The community garden has just had its first birthday having passed through a very dry summer. Most of our trees survived and have grown since the rains returned. We built ten large windbreak cages in February to help

protect the seedlings because exposure to prevailing winds will be the garden's long term challenge.

The second phase of the garden has begun with ground preparation of another terrace for planting below the first and an additional windbreak row to protect both. More breadfruit, avocados, citrus and spinach trees will be planted with an eye toward perennial sustaining food producers.



1999 SEAVIEW

CENSUS

Houses	90
under construction	3
Alternative structures	20
People	194
Dogs	53
Vehicles (running)	143
Buses	6
Motorcycles	4
Horses	2
Chickens	48
Geckos	1,767,437

Seaview continues to be one of the remaining bits of unspoiled Paradise in Hawai'i. We began to realize, as we traveled around collecting this informal census data, how fortunate we are that the development of this community has been slow and gentle.

Cyd & Garry



I Mua (forward)

Athena Peanut, Secretary

The big 2000 is upon us and I get to see an old dream of a voluntary community association come true. Seaview property deeds contain a covenant obligating property owners to pay yearly maintenance fees. All Seaview covenants contain a sunset clause and expire at midnight, December 31, 1999.

There are two basic changes to KSECA's organizational structure being considered as a result of the covenant sunset clause: 1) Full membership in-good-standing with voting privileges will be offered to Seaview lot owners who donate a yearly voluntary donation of \$25 or more for maintenance contributions; and, 2) KSECA wishes to extend association member-

ship to renters and caretakers who have lived in Seaview for a minimum of three years and pay the \$25 yearly maintenance donation. The changes will necessitate many minor changes in our current by-laws. Therefore, the changes will be presented at our Spring 2000 AGM. A special meeting will be convened shortly thereafter for approval of the changes.

Community life in Seaview is beginning to flower under our beautiful pavilion roof and in our parks and gardens. A big mahalo to all of those residents who have contributed their time and energy through the years to make this happen.

FYI

The KSECA Board of Directors has decided to settle the pending litigation brought by Pat Rocco regarding various claims, including the allegedly improper conducting of meetings, the amending of the by laws, the use of community association funds in hiring of an employee and the handling of proxies.

The Board has recognized that Mr. Rocco's claims were brought in good faith belief that the Board has acted contrary to the Association by-laws. Mr. Rocco has discussed his grievances with the Board of KSECA. The Board improperly denied Mr. Rocco's timely request for viewing of the proxies submitted in the 1998 election. Mr. Rocco possessed over 100 proxies during the contested 1998 election. It was announced at the meeting that other members also possessed over 100 proxies. Mr. Rocco requested a review of the proxies at the meeting but was denied. Mr. Rocco then requested through his attorney to examine all of the proxies within the 30 day time period required by State law. The only proxies that were provided to Mr. Rocco and his attorney to review were those of Mr. Rocco. The other proxies were all discarded, although they should have been retained for Mr. Rocco's review. The Board apologizes to Mr. Rocco for the errors in handling proxies at the 1998 Annual Meeting which has caused him significant legal expenses and frustration. The Board believes this was an inadvertent error.

In all other respects, KSECA's Board denies any wrongdoing with respect to the matters alleged in the litigation. Mr. Rocco continues to believe in the merits of the legal action.

Both parties have agreed to this settlement, in an effort to preserve limited community resources and the KSECA Board and its Directors acknowledge wrongdoing in the discarding of the proxies.
