

Kalapana Seaview Estates Community Association

Special points of interest:

- > You are cordially invited to attend the Kalapana Seaview Estates Community Association's Annual General Meeting on Sunday April 15th, 2012 at the Seaview Pavilion.
- > This Business Meeting of K.S.E.C.A. membership starts promptly at 1:00 p.m. and will be followed by refreshments.



Seaview neighborhood coastline

Letter from the President,

With the resignation of four board members this year it has been difficult to maintain the business of the board. New board members have been put in place and the board is fully functioning again. I thank each former board member for their service. Lorne Douglas for 1 year, Wilhemina Kamalamalama "Aunty Willy" for almost 4 years. Frank Musacchio for 2 years and lastly Mark Hinshaw for 8 years. Each one has contributed to this community whole heartedly and has helped to improve Seaview and help make it what it is

today. A big Mahalo to each of them. I welcome Kyou Gruber, as Vice President, Al Melton as Clerk, Kevin Horton as Director at large and Cynthia Dallou also as Director at large. Mahalo to you four for stepping forward when your community was in need.

I encourage each lot owner to send in their proxy and pay special attention to the proposed balloting changes. This is your chance to be a part of a major change in how issues and elections are decided here in our Community. Make your opinion count.

I am a firm supporter of a representation for all. I welcome a change that allows all owners vote to count. Lastly I thank you all for allowing me to serve my community and look forward to continued positive change in Seaview.

Mahalo
Richard Valdez



Park area reclaimed from the jungle

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A Warning about Albizia trees.

In the last years the Albizia trees have invaded our islands. They are very fast growing, invasive trees with brittle wood and a weak structure and can reach a height of 60ft or more within 10 years. It can cost thousands of dollars to have these huge trees cut down and removed professionally. Albizia trees are spreading through out the subdivision -

threatening not only any structure on the lots they are on as well as those on neighboring lots. Please help keep these trees under control on your property. Large, dead Albizias can still be dangerous. In time the branches will fall one by one. Because they are dead they weigh less and cause less danger, but the threat is still there. If a large tree is close

to your house you may have no choice but to call a licensed professional to have it taken down. It is best to remove the trees when small. When still manageable. For more detailed info see

http://www.hiloagent.com/images/Albizia_Trees.pdf

Mahalo for helping to keep our community a safe neighborhood

Proposed Bylaw Changes

1)I move that we vote for a Bylaw change that would provide for Ballot Voting on issues. After the Bylaw change there would be no further voting by proxy, or in person, on Issues. This vote would be conducted at the next AGM. An envelope would be provided in the Annual Newsletter Mail out to return Ballots and Dues. The Board of Directors would receive the envelope which would remain sealed and be routed to a Reputable Third Party as determined by the Board of Directors, for counting, and in coordination with the Treasurer, for validation of Member in Good Standing.

2)I move that that we vote for a Bylaw change that would provide for Ballot Voting for the Board of Directors. After the Bylaw change there would be no further voting by proxy, in person, or at the Annual General Meeting for Directors. The Exception would be, if a Director vacated their position during their term the Board of Directors would reserve the right to appoint a new Director with a majority of Board of Directors vote at a Monthly Board Meeting. Candidates would be required to submit a 100 word or less Statement about themselves by a fixed deadline, for the Annual Newsletter Mail out which would also contain the voting ballot. The vote on this motion would be conducted at the next AGM . An envelope would be provided in the Annual Newsletter Mail out to return Ballots and Dues. The Board of Directors would receive the envelope which would remain sealed and be

routed to a Reputable Third Party as determined by the Board of Directors, for counting, and in coordination with the Treasurer, for validation of Member in Good Standing. All Ballot votes would be reported at the AGM.

If the above mentioned Motions to allow Ballot Voting pass at the AGM, there are several directly corresponding current Bylaws that need to be amended or deleted. These are regarding Voting, Nominations, Proxies and Vote Counting. These corrections would be made after verify correctness with an attorney. The Purpose of the Bylaw change includes privacy in voting, increased voter turnout and opportunity for self-representation. Robert's Rules explains that the conduct of all business is controlled by the general will of the whole Membership. While a strong minority is unable to make decision for an entire membership; at last year's AGM the voting was accomplished by roughly 80 community members in attendance and approximately 50 proxies' assigned to the Board of Directors. This estimated total of 130 votes, while allowable according to our Bylaws, does not seem to adequately represent the total of 933 total General Membership. The General Membership would be informed by the President of the Board of Directors of these very important Bylaw changes via the Annual Board Newsletter and the KSECA website. The Membership would be strongly urged to participate in this year's vote, in person or by proxy. If the vote for the Bylaw Voting on Issues and Ballot Voting for

Board of Directors passes, a second mid-year mail out of Ballots could be implemented, after the AGM, if needed, as decided by the Board of Directors.

3)I move that the community consider the building of a Seaview Homeowners Association Office, to be located at the Pavilion Park, and to be staffed by an impartial Third Party Manager on a part time basis. As our community continues to grow, we have recognized the need for an Association Office. This office would provide a focal point from which to conduct daily Association Business, and for placement of records, equipment, Association phone etc. Currently, Board Members are conducting the Association Business and Storage from their homes. The cost for building this 14'x14' fully permitted and insured structure is estimated to be about \$15,000.00- \$17,000.00 and \$3000.00 for SSPP electrical connection. A motion to build an Association Office, which passed, was put forth at the November monthly Board Meeting. A final Vote will be taken at the 2012 AGM.

4)Last year a Bylaw was passed. To change Article III, Meetings Section3. Members who are not on the board of directors may participate in any deliberations or discussions **and make motions**, other than during executive sessions, unless a majority of a quorum of the board of directors votes otherwise" . We have been advised by our attorney that motioning by non-board -members is not in agreement with Robert's Rules of Order,

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Treasurer's View

Another year has passed with very few major expenses. We did, however, replace the fence at the park with a rock wall that should last many decades. Another big expense was the replacement of two mailbox units due to a hit and run driver. Due in part to complaints from a vocal minority about the increase in dues last year, we have had a reserve study done by a licensed third party to determine whether our dues are sufficient. We had our property corners marked at the pavilion park so we could have the weed trees removed and start mowing the grass to keep the jungle from taking over those areas of the park (It looks great). Our community is growing and with that comes additional expenses. As you can see, we have been increasing our reserves for the last 3 years and are anticipating the need for an office and a part time manager since we cannot afford a management company at our current dues rate. This should help with the day to day business of the community. Our reserve study came back and is posted on the website. The conclusion was in order to be 100% funded our dues should be \$69.69, but it does not take into account that much of our work is done by volunteers. Therefore our labor expenses are less and I believe that the current rate is adequate for now.

Mahalo , Mark Wyatt

PLEASE BE A RESPONSIBLE PET OWNER

Please adopt rather than breed your dog or cat.

At the present time, more than 13,000 domestic and wild animals are euthanized on the island of Hawai'i each year.

Hui Pono Holoholona is an organization that provides low cost spay/neuter for cats. They can be contacted at **968-8279**.

The Humane Society in Keaau also offers spay and neuter. At the first of every month they offer **reduced prices** on spay and neutering of dogs and cats to those who can prove low income. Cats and dogs should be spayed at from 4 to 6 months of age and preferably before the first heat. The Humane Society phone number is **966-5458**.

Mahalo , Linda Willaby

KSECA 2011 Financial Statement

	Total
Income	
4001 Park Maintenance Fees	27,900.83
4004 Transfer Fees	3,300.00
4007 Late Fee	2,850.00
4008 Donation	60.00
4009 MAIL BOX FEE	1,800.00
Interest Income	341.03
Services	15.00
Total Income	\$36,266.86
7541 Professional Fees	640.00
8000 Lawn Maintenance	8,600.00
8001 Telephone	368.65
8004 Bank Fees	50.00
8006 Taxes	300.00
8009 Office Supplies	779.20
8010 Annual Newsletter	528.31
8011 Postage	446.38
8013 Annual General Meeting-Food	495.41
8015 Legal Costs	60.00
8017 Pavillion Supplies	751.13
8018 Accounting Services	1,652.50
8021 Holiday Dinner	90.77
8022 Mailboxes	2,805.00
8023 Website	975.00
8024 Quickbooks Software Support	224.18
8025 Playground Repairs	162.18
8029 membership dues	20.00
8030 Park Improvements	2,978.73
8031 Minutes Preparation	191.48
8033 PARK MAINTENENCE	1,365.50
8104 Insurance	3,115.83
8600 Business expenses	
8670 Organizational (corp) expenses	6.50
Total 8600 Business expenses	6.50
NOTARY SERVICES	10.00
Total Expenses	\$26,616.75
Net Operating Income	\$9,650.11
Net Income	\$9,650.11

Kalapana Seaview Estates Community Association

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Seaview sign designed by Pat Rocco

Continued from page 2 Proposed Bylaw Changes

and First, Article XIII of our Bylaws requires that all board and association meetings be conducted in accordance with Robert's Rules of Order **The attorney recommended the provision, that allows non-board members to make motions be removed to clear the contradiction and comply with Robert's Rules . Removing the text and make motions, from the bylaw would accomplish this.**

Note from the Scribe

The minutes of meetings should contain what was done, not what was said (Robert's Rules of Order). The body of the minutes should contain the main motions and the vote and whether the motion was debated, but not the debate itself. I have been including a lot of discussion because members wanted to see the discussion mentioned in the minutes and I thought it would be useful for people who are not able to come to the meetings. Monthly minutes are available on our website.

Mahalo, Linda Willaby

Seaview's Tropical Delight

While our four seasons often melt into one year round, we Seaview residents also welcome the so-called rainy season for keeping us green (and our water catchment full), and the opportunity to change from almost no clothes, to the occasional jacket or sweater.

When my partner and I moved into Seaview in 1989 there were only a few houses. Now most us have neighbors within eyes view.

This growth has experienced "growing pains" through the years since I

established our community homeowners association back in 1991. Not all wished to have electricity when it came in 1997, but most have hooked up now that we have it.

Voting styles have been challenged and still are today. Notice the new By-law changes suggested in this issue.

Diverse people of all persuasions provided a patchwork quilt of residents and renters, most of which jelled very well together.

But the bottom line is that we love it here in Seaview, warts and all. And we're

the envy of other subdivisions who haven't achieved the forward-thinking values that we treasure here.

Living here, visiting here, driving through here, or just hanging around here can't help but rub off on you as a positive experience.

We welcome the opportunity to say "aloha" to you every sunny, cloudy, or rainy day. Together we make a diversified difference.

Pat Rocco