

KALAPANA SEAVIEW ESTATES COMMUNITY ASSOCIATION

R.R.#2, Box 4537, Pahoa, Hawaii 96778 (808) 965-8711

MINUTES

Board of Directors' Meeting, July 3, 2003

Meeting called to order by Garry H. at 6:20. P.M. Also present: Athena, Robert, Greybeard, Grant, Cristyl and Gary Poretski.

Greybeard read minutes of June 12th board meeting as typed by Athena. Minor changes were penciled in and minutes were unanimously accepted.

Treasurer's Report - Grant presented Treasurer's Report from June 1- June 31, 2003.

Balance as of June 1	\$ 10,417.43
Expenses	273.96
Deposits	350.00
Balance as of June 31	<u>\$ 10,493.97</u>

Liability Insurance - Athena reported situation regarding insurance carrier. Our agent, Glenn Santos, is seeking alternate carriers. Santos said he was unaware at the time Athena called him and read him the notice that our present policy would not be renewed. The premium for \$1 million liability last year was approximately \$2,000. Question: Does this have anything to do with volleyball? We have complied by playing on the grass.

Transfer Fee - This is permissible in our By-laws: **Duties and Powers of the Association, Article I, Section 4, B.** "To solicit and collect fees to provide for the maintenance and all legal obligations for the three commonly held parks and to enable the Association to carry out the corporate duties as described herein."

Discussion: All other community associations charge transfer fees according to the title companies. It is very unusual that we do not. We are hurting for funds. If a little more care is put into the record keeping perhaps we will be able to collect from more property owners - part of this effort would be to pay a community resident \$10 per hour to for clerical computer work on data base during peak fee collection times. There is absolutely no money for clerical help on an as needed basis. The data base information neglect is because our volunteers are doing as much as possible now

MOTION, made by Athena and seconded by Robert, "To institute a \$25 transfer fee as part of the escrow process when Seaview properties change ownership."

MOTION CARRIED UNANIMOUSLY.

Athena will draft letter to the title companies notifying about KSECA's new transfer tax policy.

Ocean Park Mowing -- The present method of mowing could invite liability problems. Can we obtain waivers from participants. Athena will discuss this with an insurance agent.

Discussion: The present temporary "choose next mower from pool and pay stipend" seems to be working well. An awful lot of work is put out for \$200.