

**Princeville at Hanalei Community Association  
Regular Board of Directors Meeting  
Princeville Community Center  
November 15, 2007**

In attendance - Board Members Bob Doyle, Julie Schuller, Christ Spencer, Tom Bartlett, Jean Ann Flaherty, and Rohit Mehta, PHCA General Manager.

The meeting was called to order at 5:14pm.

I. Approval of Meeting Minutes

The Minutes of the September 27, 2007 and October 27, 2007 meetings were approved as written. Likewise, as with the first two sets, Chris Spencer made the motion that the minutes for the Organizational meeting be approved without corrections. At the Organizational meeting there was unanimous consent to have Bob Doyle serve as the new PHCA President, and Julie Schuller and Jean Ann Flaherty as Vice President and Secretary respectively. Chris Spencer will serve as Treasurer and Tom Bartlett will be the Director at Large. Tom Bartlett seconded the motion. Motion passed.

II. New Business

Discussion of issues raised at the General Meeting were addressed by the General Manager.

- A. Noise Rules-Multi-family units. The coverage by Patrol for multi-family units and single-family units is the same. Currently there are thirty-three (33) multi-family projects that exist in Princeville, and our Patrol personnel cannot handle all of the individual problems that can and do arise. Those matters must be addressed by the Manager or the board of directors of each complex. However, if one development complains about another development, then our Association can intervene with the appropriate parties. Otherwise, per our Covenants, the PHCA is limited in jurisdiction to our common areas. So for example, the PHCA would not get involved in a dispute between a tenant in one unit and the tenant in the adjacent unit of either a single or multi-family unit.
- B. Bali Hai Lookout Fence. Issue of the appropriateness of the fence separating the pedestrian from the car and bike traffic at the Lookout, between Pali Ke Kua and Pua Poa. Some residents question the choice of color, the height of the barrier and its placement location. The General Manager and the new President explained the current barrier in all aspects as was determined by an engineering company taking into account all the code and ADA requirements. Representatives of neighboring developments were involved in the process. A complete explanation can be found on our Spring 2006 website [www.pcaonline.org](http://www.pcaonline.org). Regarding issue of parking in the developments opposite the Look Out barrier, these developments must enforce their own parking rules in accordance with their Covenants.
- C. View Plane Rules. Our Architectural Guidelines and rules do not provide for the protection of view planes. As a practical matter, these would very difficult if not impossible to implement.

- D. Albatross. A summary of what is being done or can be done was presented by our General Manager. Cautionary signs have been posted where the group of albatrosses is known to nest. Patrol responds when people or dogs get near the nest of albatross. Patrol was called to the nesting site after fireworks went off last July and did determine that there was no danger to the Albatross.
- E. Timing and Tone of Notices. The timing of notices involving infractions of the covenants occasionally reach homeowners who live a distance at a later than desired time. The tone of such letters has been checked in view of a homeowner's complaint. No tone was injected; rather the notice is a straight forward statement of the problem along with a mention of a resolution.

### III Strategic Plan

- A. One of the most important outcomes of the strategic planning sessions was recognition of the need for more fun activities at the new Center. A brief summary was presented that gave details of the arrangements for the December 9, 2007, Tree Lighting Ceremony and for the Exterior Building Decorations Contest which ends on December 18, 2007, so prizes can be awarded before Christmas. Judges have been chosen and will select three winners.

### IV: Announcements:

- A. Bob Doyle attended a meeting at which there was a discussion about the slope coming up from the Hanalei Bridge on route to Princeville. Warning signs will be posted.
- B. A study concerning the road conditions in front of the Sandpiper complex on Ka Haku Road is complete. No problems were found.

Adjournment – The meeting was adjourned at 6:05pm...

Submitted by  
Jean Ann Flaherty  
PHCA Board Secretary