

**PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION (PCA)  
REGULAR BOARD OF DIRECTORS MEETING  
DECEMBER 17, 1998**

The meeting was called to order by Donna Apisa, President, at 2:05 p.m. in the Alii Room at the Prince Clubhouse. Also in attendance were: Robert Nesti, Vice President; William Stolz, Secretary; Ruth Mueller, General Manager; and three members. Absent were John Gordon, Treasurer, and Sharon Smockhoffmann, Director at Large.

APPROVAL OF MEETING MINUTES

Director Nesti moved to approve the November 19, 1998 regular meeting minutes as presented. Director Apisa seconded the motion and it was unanimously approved.

PRESIDENT'S REPORT

Director Apisa reported that because Directors Gordon and Smockhoffmann were unable to attend today's meeting, some items on the agenda may need to be deferred until next month's meeting.

Director Apisa met with Mike Loo, who informed her that it is Princeville Corporation's (PC) intent to have County Ordinance No. 175-88 amended. This Ordinance pertains to the 1988 rezoning of land for future expansion of the Princeville Shopping Center. PC has no immediate plans for expanding the Center and will not be developing the 100 units of affordable housing, which is a condition of the Ordinance. PC is requesting the County amend the Ordinance to delete all reference to the building of affordable housing and instead accept a parcel of land adjacent to the County's existing Black Pot Beach Park in Hanalei, which PC will dedicate to the County and is in line with Mayor Maryanne Kusaka's emphasis on expanding Kauai's public parks. This information was supplied only to make PHCA aware of PC's intent. No action on this matter is required.

COMMITTEE REPORTS

**Community Design Committee (CDC)**

**Revised Sign Regulations**

Per the CDC's request, the Directors deferred discussion on this matter until their January 21, 1999 Board meeting.

**Hedge Height Variance**

At the January 14, 1994 Board meeting, the Board decided that all hedge variance requests should be referred to the CDC for action. The CDC voted to eliminate hedge variance requests as a CDC function and unanimously concurred that all future hedge height variance requests should be forwarded to the Board. After discussion it was the consensus of the Directors to query Attorney Mark Hazlett on the legality of granting hedge height variance requests.

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UNFINISHED BUSINESS

**Drainage Easement Erosion Repair Bid**

Requests for bid proposals were sent out to three companies. A bid of \$9,840 was received from Kobayashi Trucking and Equipment, Inc., which was approximately 50% less than the engineer's

estimate. Director Nesti made a motion to accept the bid of \$9,840 from Kobayashi contingent upon the receipt of acceptable agreements, which are being drafted by Attorney Hazlett, to be entered into with the surrounding property owners. Director Apisa seconded the motion and it passed with Directors Apisa and Nesti voting for it and Director Stolz abstaining due to a possible conflict of interest.

### **Update on Transfer of Greenbelts**

The deed conveying four of the delineated parcels in the Master Agreement was received from PC. Walter Lewis provided three pages of his written comments to the Board. After discussion it was the consensus of the Board, with the exception of Director Stolz who recused himself for a possible conflict of interest, to defer this matter in order to give the Directors time to review Mr. Lewis' comments, since he was one of the signers of the 1993 Master Agreement.

### **Pepelani Loop Improvement Concerns**

At last month's meeting Director Stolz was requested to ask Wagner Engineering Services, Inc. (WESI) to survey the Pepelani Loop entrance area and to sketch out how much of the hedge at Sandpiper Village Condominiums would need to be moved and to what exact location in order to widen the line of sight distance from the current Pepelani Loop entrance toward the gatehouse. On December 10 a \$500 bid proposal was received from WESI. On December 15 amendments to the proposal were faxed back to WESI. Ron Wagner called and informed us that there would be no additional fee for the requested amendments. After discussion Director Stolz moved to accept the WESI proposal as amended. Director Nesti seconded the motion and it was unanimously approved.

### **PHCA Internet Web Page Update**

Director Gordon followed up on this issue, but was unable to be at today's meeting, so the General Manager updated the Board. We have registered our site as PCAONLINE.ORG and are obtaining additional information for our web page. Owner, Lorella Johnson, has agreed to help with the formation of the web page. Our e-mail address is pcainfo@pixi.com. During a recent conference call with Attorney Hazlett, he indicated that communicating with him via e-mail will be more economical for PHCA. New computers with modems will need to be purchased. The Board was very supportive and agreed that we should move forward with this endeavor post haste.

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### **NEW BUSINESS**

#### **Property Tax Foreclosure - Unit III Lot 79**

Director Stolz requested this item be placed on the agenda. The County of Kauai's Department of Finance Real Property Tax Collection will conduct a foreclosure of Unit III Lot 79, which is owned by Chris' Adventures, Inc. / Irwin Teichman, for delinquent real property taxes on January 12, 1999. The total upset price is \$2,882.34. Chris' Adventures, Inc. / Irwin Teichman owed PHCA \$2,653.92 as of November 30, 1998 for delinquent Association dues. If the County's tax lien has not been released, does the Board want to bid on this property? After discussion it was the consensus of the Board to defer this matter until the January Board meeting, as additional bids will be accepted at the Court Confirmation Hearing if the foreclosure proceedings take place.

There being no further business to discuss at this meeting, Director Nesti moved to adjourn the meeting to executive session to discuss legal matters at 2:40 p.m. Director Stolz seconded the motion and it was unanimously approved.

Respectfully submitted,

William Stolz, Secretary