

**PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION (PCA)  
REGULAR BOARD OF DIRECTORS MEETING  
MAY 20, 1999**

The meeting was called to order by Robert Nesti, Vice President, at 2:00 p.m. in the Lehua Room at the Prince Clubhouse. Also in attendance were: William Stolz, Secretary; John Gordon, Treasurer; Ruth Mueller, General Manager and eight members. Absent were Donna Apisa, President; and Sharon Smockhoffmann, Director at Large.

**APPROVAL OF MEETING MINUTES**

Director Gordon moved to approve the April 15, 1999 regular meeting minutes as presented. Director Nesti seconded the motion and it was unanimously approved.

**TREASURER'S REPORT**

Director Gordon reported that the Budget Committee members met on May 7, reviewed and discussed the draft of the 1999/2000 proposed budget. After having several questions answered by the General Manager who was on vacation at the time of their meeting, it is the Committee's recommendation that the Board adopt the finalized draft of the budget as presented today by the Committee. Director Gordon moved to approve the 1999/2000 annual budget establishing the annual assessment rate at \$.033 per square foot as recommended by the Budget Committee. Director Stolz seconded the motion and it was unanimously approved.

The General Manager reported that we received a letter of engagement from Jon P. Brubaker & Company for the audit and preparation of federal Form 990 for the fiscal year ending June 30, 1999. Their estimated fees are the same as they were last year, \$4,900 for the audit and \$900 for the tax return. After discussion it was the consensus of the Board to accept the terms of the engagement letter and to have the General Manager proceed with the audit preparations. The Directors were also reminded that the IRS tax exempt status audit is scheduled for June 11, 1999.

**COMMITTEE REPORTS**

**Community Design Committee (CDC)**

**Propane Tank Placement Variance Request** - The owners of Unit II Lot 117 have requested the CDC's approval to install a 249 gallon propane tank within the thirty foot rear setback area on their property. The CDC was originally looking for concurrence from the Board, but then after some confusion and miscommunication have now opposed the request and the owners are appealing the CDC's decision to the Board. Director Stolz reported that he inspected the proposed site and felt that from a safety and aesthetic stand point the proposed location in the back yard thirty foot setback was acceptable. Accordingly, Director Stolz made a motion that the matter be referred back to the CDC for reconsideration, but the motion was not seconded. Director Gordon then made a motion to recommend that the CDC advise the owners of Unit II Lot 117 to look into acquiring a smaller propane tank that would not need to be placed in the rear setback area. Director Nesti

seconded the motion and it passed with Directors Gordon and Nesti voting for it and Director Stolz voting against it.

**Revised Sign Regulations** - The Board reviewed the revised sign regulations submitted by the CDC. After discussion and some recommended minor changes, it was the consensus of the Board to concur with the revisions made by the CDC.

**Revised Single Family Guidelines** - Since the Directors had questions about some of the revisions made to the CDC's Single Family Guidelines and there were no CDC members present at the meeting to address those questions, it was the consensus of the Directors to defer this matter until after they have had a meeting with the CDC and had their questions answered.

### **Rules Committee - Proposed Rules**

Director Stolz reported that the proposed Rules have been available for downloading on PCA's website ([www.pcaonline.org](http://www.pcaonline.org)) since March 19, and copies have been available from the Association office. Since the March newsletter went out about 15 copies of the Rules have been picked up from the PCA office and numerous people have indicated they have downloaded them.

Because the Directors would like as much member input as possible on the proposed Rules, a special evening Board meeting has been scheduled for June 3, 1999, for the specific purpose of discussing the proposed Rules.

### **UNFINISHED BUSINESS**

#### **Pepelani Loop Improvement Plans**

Wagner Engineering, Inc. has provided copies of the bids from three of the four general contractors that were sent bid packages. Goodfellow Brothers \$324,060, Roger Taniguchi \$350,500 and Koga Engineering \$373,906. Kobayashi Trucking and Equipment did not submit a bid. After reviewing the three bids, it was the consensus of the Directors to meet with Ron Wagner as soon as possible to discuss the possibility of negotiating some of the amounts that were submitted and to proceed forward with the plans.

Under the Ordinance allowing the Kauai Police Department (KPD) to issue citations for traffic infractions on Ka Haku Road, County approval is required for the proposed speed limit change, traffic sign additions and raised cross walks. After discussion Directors Stolz and Nesti volunteered to take a copy of the plans to the County with a request for approval of the changes and additions. It was also agreed that the Directors would approach the County about empowering KPD to enforce traffic infractions on all PCA owned roads at a later date so as not to delay the approvals needed for Ka Haku Road.

#### **Queen's Bath Parking Lot**

This item was deferred from the April 15, 1999 regular Board meeting. The County of Kauai's Public Works Department recently made improvements to the County owned Queen's Bath parking lot (Unit III Lot 46). Max Sonnenberg and Bob Rappaport drew up a plan on behalf of Mr. and Mrs. Roy Powell showing the changes the Powells would like to see made at the County owned Queen's Bath parking lot. The Powells own the adjacent property and feel that the current configuration generates too much noise and is an invasion of their privacy. They would like: the bumpers to be painted green and moved about twenty to thirty feet away from their hedge (closer to the street); a new hedge and shrubs to be planted in the open areas; as well as the left side parking indicator sign to be moved to the Stop sign pole. The General Manager and Facilitator visited the parking lot on April 7 and painted green lines indicating where the bumpers will be located if moved per the drawing. The Facilitator also took photos on May 5 and 6 confirming that vehicles are now being properly parked on the lot.

Directors Gordon, Nesti and Stolz had previously visited the site and confirmed that if the bumpers were moved per the revised drawing that about three parking spaces would be eliminated because of the location of the drain. After further discussion it was the consensus of the Board to have the PCA maintenance staff relocate the bumpers six feet from their present location and to plant the area between the Powells' hedge and the bumpers with shrubs and/or bushes to help alleviate the noise and provide the Powells with more privacy.

### **Objects in the Road Right-of-Way/Easement Areas**

This item was deferred from the April 15, 1999 regular Board meeting. On April 8 the Directors visited each of the sites in Unit I to determine which objects will need to be removed for safety reasons. After discussion it was the consensus of the Board to review Director Apisa's notes from their April 8 excursion and to revisit the sites in Unit I, as well as to visit the listed sites in all of the other Units before making any decisions.

### **Greenbelt Lot 41**

The owner of Unit IV Lot 109 requested this item be placed on the agenda, but was not present at the meeting. One of her neighbors stated that he believed she requested this be an agenda item to follow up on Mike Loo's presentation at the March 12 special Board of Directors meeting.

Director Nesti reported that we received a letter and three maps from Mr. Loo on April 26, 1999 as a follow up to the March 12 meeting. The maps reflect the area that Princeville Corporation (PC) is planning to carve out of Lot 41 to have elevations ranging from approximately thirty to fifty feet. Houses on lots rimming Lot 41 appear to be on land with elevations of between one hundred thirty to one hundred fifty feet, which confirms that if any structures are built within the area PC is reserving, their highest point will not rise above the highest point of land along the north boundary of the reserved area. It was also noted that landscaping in that area could pierce that height limitation without concern.

### **SpeedAlert Trailer**

At the March 18, 1999 regular Board of Directors meeting, the Directors approved purchasing a SpeedAlert Trailer with the speed statistical package subject to receiving reasonable warranties and references from the company. Director Nesti reported that he has concluded his inquiries with the company and with five of the references provided, and is satisfied with the responses he received. It was the consensus of the Directors to move ahead and purchase the trailer and statistical package.

### **Neighborhood Watch**

The owner of Unit I Lot 206 reminded the Board that he is willing to help resurrect the Neighborhood Watch program in Princeville. Director Nesti apologized for not following up on the owner's earlier requests because of an illness in his family. He promised to contact the new Neighborhood Watch representative for KPD, and then meet with the owner to organize a program to revitalize what is currently in place within the community.

### **NEW BUSINESS**

#### **Mailboxes - Home Delivery of Mail**

The owner of Unit III Lot 11 requested this item be placed on the agenda. He was present at the meeting and reported that he had attended the May 5 meeting sponsored by the U.S.P.S. regarding the relocation of the Princeville post office and would like to know if the Directors would permit mailboxes to be installed on PCA owned property (road rights-of-ways). After discussion, it was the consensus of the Board to try to obtain additional information from the U.S.P.S. on what is being considered for Princeville post office patrons, and then to send that information along with a survey to the PCA members.

Director Nesti moved to adjourn the meeting to executive session to discuss legal matters at 3:50 p.m. Director Stolz seconded the motion and it was unanimously approved.

Respectfully submitted,

William Stolz, Secretary