

**PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION (PCA)  
REGULAR BOARD OF DIRECTORS MEETING  
JULY 15, 1999**

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

**APPROVAL OF MEETING MINUTES**

Director Nesti moved to approve the June 17, 1999 regular meeting minutes as presented. Director Smockhoffmann seconded the motion and it was unanimously approved.

**GENERAL MANAGER'S REPORT**

Ruth Mueller presented the General Manager's report.

**Annual Assessment** - The 1999/2000 annual assessment invoices of PCA dues were mailed on July 1. To date we have received \$235,664.33 in payments, which is 32% of the total amount invoiced (\$728,189.79).

**Annual Audit** - The Association's annual audit for fiscal year ending June 30, 1999 is scheduled to take place on Tuesday, July 20 in the PCA office.

**1994 Bike Accident** - The Association was dismissed from the lawsuit concerning a bicyclist's accident in August 1994, and PCA did not pay any money in the settlement arrangement. The Board thanked the General Manager for all of the work she did with the attorneys representing PCA over the past five years, and for the deposition that she gave supporting PCA's position.

Now that the lawsuit is over, Princeville Corporation (PC) has requested the Board to revisit accepting conveyance of the Woods Subdivision Lot 19, which is a landscaped common area that also contains the wall separating the Princeville Shopping Center from the Woods Subdivision. After discussion it was the consensus of the Board to refer this matter to executive session to discuss the legal ramifications of accepting this property.

**Pepelani Loop Improvement Road Work** - The work on Pepelani Loop has been rescheduled to begin on Monday, July 19. We had been previously informed that it would begin on July 12. The contractor believes a substantial amount of the work will be completed in a month and the balance within three months, weather permitting.

**Lookout Point on Ka Haku Road** - Mike Loo, Director of Real Estate and Development for PC, has sent a letter to the Association informing us that PC will be withholding payment of dues on the Lookout Point property (\$5,747.05) because the property is in the process of being transferred to PCA. After discussion with the General Manager pointing out that the property has been in the

process of being transferred to PCA for several years now, it was the consensus of the Board to inform Mr. Loo that PC is responsible for paying the PCA annual dues on this property and that upon conveyance of the property PCA would prorate the assessment amount and refund PC any amounts owed to PC. This is the standard procedure that is used for the transfer of property in Princeville at Hanalei.

## COMMITTEE REPORTS

### **Youth Activities Committee - Hire A Teen Program**

Guest Scott Robson, Acting Executive Director for Hale Halawai 'Ohana 'O Hanalei, presented their plans for a program, Teens-On-Call, that would give teenagers the opportunity to learn job skills and earn money. The program has been operating on Maui with great success. Many merchants have reported a reduction in crime and loitering activities. At the conclusion of his presentation Mr. Robson asked for help in funding the needed seed money to get the operation going on the North Shore. After discussion Director Apisa moved that PCA contribute \$1,000 from the Youth Activities budget to help fund this activity. Director Smockhoffmann seconded the motion and it was unanimously approved. The General Manager will post the flyer advertising a teen planning meeting on July 18 on the PCA bulletin board, as well as have the Patrol Staff distribute the flyers to the Princeville homes that have teenagers residing in them.

### **Community Design Committee (CDC) - Member Removal/Appointment Recommendations**

The CDC wrote a memo to the Board on June 24 recommending the removal of Joyce Parnell as a member of the CDC as she is no longer a PCA member, and recommending the appointment of Melinda Nesti, who is now an alternate, as a member. After discussion Director Stolz made a motion to accept the CDC's recommendation to remove Joyce Parnell as a member and appoint Melinda Nesti as a member. Director Gordon seconded the motion and the motion passed with Directors Apisa, Gordon, Smockhoffmann and Stolz voting for it, and Director Nesti abstained.

### **Nominating Committee - Candidates for Two Director Positions**

Directors Nesti and Smockhoffmann's terms expire at this year's annual membership meeting. The Nominating Committee, which is composed of Directors Apisa, Gordon and Stolz, nominated Bob Nesti and R.C. Smith as candidates for the election of two directors, each having a three year term, at this year's annual membership meeting.

## UNFINISHED BUSINESS

### **Proposed Rules**

Director Stolz reported that we are continuing to receive input on the proposed Rules. We have received a wide array of comments from members who are one hundred percent behind the rules to those who are one hundred percent against any rules, and many who are somewhere in between.

After listening to the comments from the members present, it was the consensus of the Board to defer a decision on the proposed Rules and to further consider the additional comments received.

### **Princeville Post Office - Home Delivery Mail Service**

Jim Schlegel reported that members who support the idea of having their mail delivered to their homes have collected over four hundred signatures in support of that action. He asked the Board to provide a resolution supporting home delivery of mail service that he could present to the U.S.P.S. when their representative comes to Kauai to view the area and collect the petitions. Director Nesti moved to approve the following resolution:

Be it hereby resolved that:

The roads in Princeville are owned and maintained by the PCA, and are open to the public. The Board of Directors of the PCA has no objections to the United States Postal Service's vehicles or personnel using the roads within Princeville for the purpose of delivering the U.S. Mail.

The members of PCA have shown overwhelming desire for and support of Princeville home delivery of the U.S. Mail. The Board of Directors of PCA endorses the desires of its members to have the U.S. Mail delivered to a slot in a door or a box on the dwelling. Such delivery would require no other easements or agreements between the United States Postal Service and PCA.

In addition to home delivery to Princeville residents, the PCA Board of Directors also supports the construction or leasing of a new, larger post office in Princeville, as there are many community members who are concerned about where packages, which are too big for slots or attached boxes, will be available for pickup. The business community in Princeville is also very dependent upon easy access to postal services.

Director Smockhoffmann seconded the motion and it was unanimously approved.

### **NEW BUSINESS**

#### **Annual Meeting**

After discussion about scheduling the annual membership meeting, it was the consensus of the Board to hold the meeting on September 25 or October 2, pending verification of the availability of the Alii Room. *[Note: On July 16 the General Manager reserved the Alii Room for October 2 at 9:00 a.m.]*

#### **Hedge Variance Request**

On June 29 the owner of Unit I Lot 118 brought in a letter requesting the Board grant him a variance of ten feet for the height of his hedges. His hedges were recently trimmed to six feet, as is required in the Protective Covenants. After reviewing photos and discussing the request, Director Smockhoffmann moved to deny the hedge variance. Director Gordon seconded the motion and it

passed with Directors Apisa, Gordon, Nesti and Smockhoffmann voting for it, and Director Stolz voting against it.

Director Stolz moved to adjourn the meeting to executive session to discuss legal and personnel matters at 3:35 p.m. Director Nesti seconded the motion and it was unanimously approved.

Respectfully submitted,

William Stolz, Secretary