



## **PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION (PCA)**

### **REGULAR BOARD OF DIRECTORS MEETING SEPTEMBER 21, 2000**

President and Chair Bob Nesti called the meeting to order at 2:10 pm in the Lehua Room of the Prince Clubhouse. Also in attendance were Donna Apisa, Vice President; John Gordon, Treasurer; Robert Lanier, Secretary and General Manager, Rohit Mehta. The Chair noted for the record that sufficient Board members were present to establish a quorum. Twenty-eight audience members were in attendance

#### **APPROVAL OF MEETING MINUTES**

Chair Nesti asked the Boards pleasure regarding the approval of past minutes, after a quick review Director Apisa motioned for an approval of the May 18, 2000 Regular Meeting Minutes, minus the Executive Session minutes that were never provided by previous General Manager Johnson. Director Gordon seconded and approval was unanimous. Director Gordon motioned approval of the June 23, 2000 Regular and Executive Session Minutes and Director Apisa seconded, approval was unanimous. Director Apisa motioned for approval of the July 20, 2000 Regular and Executive Session Minutes and Director Gordon seconded, approval was unanimous.

#### **PRESIDENT'S REPORT**

Chairman Bob Nesti issued his last official report as President of the Princeville Community Association. He mentioned the recent promotion of Donna Hendrickson to position of Office Administrator and the recent hiring of Karen Blake as new Secretary. Mailing notifications and proxies for the annual meeting have been sent out. Annual meeting is set for Saturday October 21, 2000 and we look forward to a large turn out from Princeville to show civic support of our community.

As Secretary of the Board I know I join all of the other members in wishing Bob & Melinda Nesti well and a hearty thank you for a job well done. The community at large is a better place now through your civic pride and efforts.

#### **GENERAL MANAGER'S REPORT**

GM Mehta submitted his monthly Managers report, which contained a significant volume of efforts to date. He discussed community feedback on new rules and the enforcement. Marc Pomerleau has been designated as rules person in order to narrow the field of questions down to one person for interpretation purposes. At this time Patrol has a new set of procedures that were developed with enforceability and effectiveness with respect to the different classes of violations. Parking violations currently account for the majority of violations.

Road Repairs are at 90% completion for the scheduled October 25th deadline. Raised cross walk preparations are underway.

Prince Albert Fence has been lengthened.

Annual Audit of our books has been completed using an independent auditor with results to be made available by the October 21, 2000 Annual Meeting. Conversion of our accounting system to QuickBooks is 90% complete. It appears that the new system will be much more user friendly and efficient than the predecessor.

The Board and General Manager Mehta, would like to welcome Donna Hendricks on in her new position as Administrative Assistant and Karen Blake as PCA Secretary.

Various homeowner / audience members voiced general discontent with the rules in effect. The board took this opportunity to remind members present of the fact that the rules committee deliberated a considerable amount of time in the lengthy process of developing the current standards. In addition, that we originally welcomed any and all community input into the initial developmental process. The Board heard audience concerns over rule enforcement and what results to date. At this time Mr. Richard Lardner and Walter Lewis volunteered to sit on a committee that will review the illegal residential lock-out issue.

#### UNFINISHED BUSINESS

Kaweonui Road drainage easement engineering request was revisited and board general consensus favored moving forward to have the matter thoroughly evaluated and addressed with appropriate measures to correct the problem.

#### NEW BUSINESS

A. Specific plans for October Annual Meeting; vote inspectors and meeting volunteers have been obtained.

B. Specifics of increased usage of speed trailer; Chairman Nesti addressed the recent targeting of high volume and speed problem as for statistical information. This data will be relayed to appropriate KPD authorities.

C. Status of Rules, violations and fines; GM Mehta has been tracking the violations through spreadsheet information and is able to better assess problem areas and final disposition with this tool.

D. Parking of boats in yards and drive ways; Chairman Nesti withdrew his original request to visit this matter.

E. Consideration of suspension of construction work on Sundays and Holidays; this issue is now an enforcement matter that is handled via State Department of Health and only covers construction and not landscaping.

F. Susan Wilson - Greenbelt 37; a large portion of the audience in attendance at this meeting we represent to address concerns over the possibility that the Greenbelt area currently owned by a homeowner would be developed with homes being built on it. The Board allowed audience members to air their concerns and grievances in this matter and elected to take the matter under advisement in order to address it in Executive Session. Five specific issues relative to any final disposition:

1. Fiduciary responsibility of the Board to its membership.
2. Perceived safeguards written into previous documentation relative to this issue.
3. Is there a legal interpretation of density for this Greenbelt or is it simply

labeled as "open district"?

4. Was there an original understanding of the sale and acquisition of this Greenbelt that stipulated an understanding that it was never to be developed?

5. What are the PCA's obligations regarding right of access to this land?

Additional item: Sensor light wattage concerns and overall problems associated with them.

There being no other General meeting matters to address, Director Apisa motioned to adjourn into Executive Session, Director Gordon seconded and it was unanimously carried.

Respectfully submitted,

Robert Lanier, Secretary / Director