

**PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION (PCA)
REGULAR MEETING
Thursday, January 18, 2001**

President and Chair Donna Apisa called the meeting to order at 2:00PM in the Lehua Room of the Prince Clubhouse. Also in attendance were: Vice President John Gordon, Secretary Duane Robinson, Treasurer Mike Taylor, Director-at-Large Bob Nesti and General Manager Rohit Mehta. 11 Audience members were also in attendance.

APPROVAL OF MEETING MINUTES

The Minutes of the December 21st, 2000 Regular Meeting were approved unanimously.

TREASURER'S REPORT

Treasurer Mike Taylor handed out and read to the group a clear description of the PCA Budget and status to date (**attached below**). Concluding that using the projected budget, if duplicated next fiscal year, would require a raise of the member's annual assessment to \$.041 / sq. ft. He also passed out a Cash Assets report. He gave the comparison of \$.041 /sq.ft. to some passed assessments which varied from 0.030 in 1996 to 0.036 in 2000 . So a 10,000 sq ft is \$410 p/y. Explained a lot is spent on Roads. He anticipates a raise in assessment. Then requested anyone to contact him in his forming a Budget Committee. Director Nesti gave info on the 10 year road improvement program. Suggested it be considered during budgeting.

GENERAL MANAGERS REPORT

Pepelani Loop update - New raised crosswalks scheduled for 2nd week in Feb. Also doing a raised crosswalk at Liholiho and Ka Huku Rd; Drainage problem at Kaweonui is done; The misleading "delivery" sign on Ka Haku Rd, near Sandpiper Village is being changed to direct commercial traffic to the second Pepelani Loop entrance; GM also advised that on the question of whether Police and Fire need home photo-electric front house lights. He has checked with both Safety agencies. They do not require it.

UNFINISHED BUSINESS

A - Maintenance Facility - We have a maintenance shack "squatting" on Princeville Corp.(P.C) land. Now with more responsibilities and newer equipment we need a proper facility. We have been talking with PC about constructing something better. At our 12/21/2000 BOD meeting some members suggested we look at trying to buy our own land. GM reported: "Bottom line, he could not find any suitable land to purchase at this time." Requested the BOD to authorize him to put the facility onto PC property, right now. Then on long term, look to putting it on "owned land". GM is concerned with the Liability situation. Wants BOD approval to start construction on leased land, with a facility that is movable at a later date. Electricity is 100 yds away. No sewer.

Many questions from BOD about alternatives, Monthly rent charge starts at \$500, then up to \$ 750 and finally at \$1,000 at end of ten years. A question was raised if PC will let us have a bail out of a 10-year lease at any time with 60 days notice. Discussed leasing a Container from Matson vs. purchase if needed. Attendee Walter Lewis mentioned one time looked at a PCA Office and Shed. Prince Albert Park was where they looked, at that time. But the economics were different then. Thinks our Master Agreement would allow us to put up a shed on Prince Albert Park, so it is

mainly a County permit issue.

Director Nesti commented we could put the play ground elsewhere and put the Shed at the playground area due to the closeness of Water, Sewer and Electricity. A previous plan had been drawn and submitted for Board consideration.

Motion to proceed with construction on PC leased land by Director Gordon. 2nd by Director Taylor who explained his rational. Abstention by Directors Nesti and Robinson. Chair Apisa voted yes. Motion carried.

B - Changes to deed for the greenbelts etc. Chair Apisa advised “Still an ongoing issue. Big question is whether we have some use, limited use, no use. Still struggling with it.”

Director Taylor said he does not think the community as a whole would not want us to limit even paths. He does not think that would be reasonable. Attendee Walter Lewis felt greenbelts should never be used for Residential or Commercial purposed. But otherwise, let the Lawyers put in the right language for other community service activities.

Attendee Bob Heyn advised he has been fighting this issue for years. Submitted very simple statements many times before. Wants to keep the greenbelts free of improvement of any kind. Now is the time to settle and do something at last. Been going on for 10-15 years. He advised he had never said anything about “no walk paths”

Director Nesti commented he has been a strong advocate for Greenbelts. But he is really against having an iron clad prohibition against any type of improvement. Should be open enough so that we can do something for the good of the community. Additional public input included a suggestion that prohibits “For Profit” type buildings.

House moving - GM explained that the professionals are not ready with all the requested information. He also advised we have sent a letter requesting “our” Engineer, at their expense.

NEW BUSINESS

A. Akai Place Sign - GM explained that all residents on the street requested a Dead End sign. Rohit recommends and has installed it. Director Nesti moved to ratify. Motion passed unanimously.

B. Bank Accounts - GM requested approval to consolidate accounts with Bank of Hawaii and Pacific Century Trust. Treasurer Taylor explained. Director Gordon explained this provides more safety. Director Taylor moved to approve and motion carried unanimously.

C. Newsletters - Chair Apisa advised we would continue doing quarterly. Asked for input from the audience for issues. Director Taylor asked for next newsletter to include a post card to ask people to remove their names from the mailing list and they will use the Web site. This would be a postage cost saving.

Adjourned at 2:58pm.

Submitted by Duane E Robinson, Secretary

Subject: PCA Treasurer's Report for 1/18/2001 Board of Director's Meeting

The PCA has three major parts to its budget:

- **Road Maintenance represents 24% (\$182,243 of \$768,852)**
- **Payroll represents 44% (or a budget of \$341,937)**
- **All Other represents 32% (or a budget of \$244,672)**

As of December 31, 2000, the PCA was 50% through its fiscal year. The major budget categories have had the following expenditures and projections through the end of the fiscal year:

Road Maintenance has spent 110% of its full year budget and is projected to spend 121% of its full year budget by June 30.

- **\$200,237 spent through 12/31/00**
- **\$220,000 projected through 6/30/01**

Payroll has spent 52% of its full year budget and is projected to spend 106% by year end

- **\$176,575 spent through 12/31/00**
- **\$363,681 projected through 6/30/01**

All Other has spent 52% of its full year budget and is projected to spend 107% full year

- **\$126,687 spent through 12/31/00**
- **\$261,611 projected through 6/30/01**

Total PCA has spent 65% of its full year budget and is projected to spend 110% of its full year budget by June 30, 2001:

- **\$503,499 spent through 12/31/00**
- **\$845,292 projected through 6/30/01**

If we take the full year projected PCA spending (\$845,292) and assume that becomes our budget for the next fiscal year, the members annual assesment will be \$.041 per sq foot. (Based upon the square footage of 20,778,091 reported in the May 24, 2000 assessment letter.)

**Michael Taylor
PCA Treasurer**
