

**PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION**  
**REGULAR BOARD OF DIRECTORS MEETING**  
July 19, 2001, 2:00 PM  
Prince Clubhouse Alii Room

President Donna Apisa called the meeting to order at 2:04 pm. Also in attendance: Vice President John Gordon, Secretary Duane E. Robinson, Treasurer Mike Taylor, At Large Bob Nesti, and GM Rohit Mehta. 9 Guests.

Prior to regular meeting, Pres Donna gave the AMR Medic's a chance to introduce themselves. Chris Waite and Thomas Vanderwade at Condo #126 in Sandpiper Village brought up the problem of the Queens Bath area. Multiple calls p/week. Also saw Queens Bath on the Web and a publication being misrepresented as to the condition of the trail and the beach itself. Board explained it is a County property and trail. President Apisa requested a list of the calls in the last 18 months and then she will talk to the Mayor about it. The Medic's agreed to provide the list.

Roy Irei of VoiceStream spoke next about their application to the tower behind the Police Station. To adding a couple antenna's to this tower. Directional, that will have panels 8"x 60" instead of just antenna's, as are currently there. In response to a Board question, Roy said no interference to other transmission activities. He was here just giving us a heads up and seeing if any concerns by Board or members. Responded to other questions, all of a coverage nature. Treasurer Mike Taylor objected to view blocking panels, but OK to antenna's. No other objections raised. Roy asked for input on color and style. General consensus to just make as invisible as possible.

### **I. APPROVAL OF MEETING MINUTES**

A. The minutes of June 21, 2001 Regular meeting were approved unanimously, with Mike Taylor abstaining.

### **II. TREASURES REPORT**

Treasurer Mike Taylor gave a verbal report and copy of the written report is attached and made a part of these minutes (at the bottom of these minutes). One question from the audience as to how the new Speed Humps impacted last years budget. The General Manager explained how it had no special effect.

### **III. UNFINISHED BUSINESS**

A. Community/PHCA Facility - GM gave an update of very little feedback. Most of the questions were to what affect the new Facility would have on the annual assessment. Another question was asking what was Princeville Corps position. GM explained that they would prefer moving it to a slightly different place on Prince Albert Park. While they are not opposed to the facility, they just have a location concern. Another question. Will the building question go out to a vote? President Donna explained "probably, but we still have to get answers to the financing questions". We want to do what is necessary for community support. Another question about need for Maintenance staff and why not Outsource. Examples were given by the Board of lack of control and inability to respond to emergencies.

**B. Changes to deeds for the Greenbelts owned by PHCA** - Donna Apisa and GM gave an update of where we are and will be considering. Further discussion and review at next meeting.

#### **IV. NEW BUSINESS**

**A. VoiceStream presentation** - previously given.

**B. Green waste Disposal Problem**- Since Commercial Landscapers must now haul to Kapaa, some Landscapers are not taking green waste, charging more, and actually dumping it on Princeville private property. Secretary Robinson commented that a County representative advised County wants to buy some land behind the North Shore Transfer station and put in a grinder. GM, said PC advised that it has its own recycling site and may try to work with the County of both using the PC site. Suggestion for Board to arrive at a solution and write to the Mayor and Council. Duane Robinson moved that the Board get involved in trying to resolve the Green waste problem in North shore. Passed unanimously.

**C. CDC - Metal roofs** - Deferred to next meeting.

**D. Princeville Patrol** - Phase II request of Additional Patrol Services. - GM gave up-date. 72 lots and the Townhouses. Advised we get \$200 p/m for limited drive-through. They have requested the same service that we presently do in Phase I. Also advised it would not be necessary to increase staffing in Patrol. Mike Taylor felt we need to work with and extend the Aloha spirit with Phase II Board in all respects. Bob Nesti agreed with examples. John Gordon moved that we approve the extra patrol and work out a reasonable cost and requirements. Passed Unanimously.

**E. Administration Office Space**- GM gave an update, explained 50% more space, at a lower cost. There are costs to us associated with the move. Mike Taylor made a motion to approve the move, for discussion purposes. Bob Nesti asked about the electric and A/C added costs. GM said about \$200 more p/month. Discussion about the entrance and pathway. Aug 20 is the move in date. A Carpenter is lined up for Monday if we approved. Passed unanimously.

**F. Board of Directors election**- Call for members of nomination committee and nominees for the one seat that will be up for vote. That of Vice President John Gordon's seat. GM gave more details.

**G. Speed Bumps / Raised Crosswalks**- Kip Ellsworth spoke on behalf of 59 owners on Alii Kai I. Request by their Board to ask us to remove the last speed hump, on Kauai and Pepelani loop. The actual placement of the last hump not being consistent with the other 2 on Pepelani loop. His group felt that the humps were to encourage the use of Kahaku to go to the Cliffs etc. Donna Apisa explained our decision was many faceted. Bob Nesti explained an 8 year history of Pepelani loop. He advised they originally had a traffic engineer and he gave several options, including; Dividing it into two Cul de sac's, Traffic lights, Stop signs, putting in Islands and Barriers. The criteria was to ensure whatever we did, would enhance safety for our members and guests. Mike Taylor moved to change the 2 Speed humps further south to correspond with the one on Kauai. Motion died for lack of Second. No Board member moved to make any changes to the Speed Humps, so the issue was concluded.

**H. Insurance coverage** - President Aspira commented that we were looking to improve our Insurance coverage and explained that the Board and Staff had made overtures to 6 different Agents and only one had responded with a professional proposal. That firm was Monarch Insurance Services. Duane Robinson moved to appoint Monarch our Insurance Broker of Record.

**Motion passed unanimously.**

## **V. ADJOURNMENT**

**Adjourned at 3:51pm**

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### **Princeville Community Association Treasurer's Report**

**July 19, 2001**

**The fiscal year 2001 (July, 2000 - June, 2001) had a spending level of 111% of "budget". We spent \$852,000 against a budget of \$767,000. This broke down into the following major categories:**

**Roads which represented 24% of dues collected spent at a rate of 124% (\$225,000)**

**Payroll which represented 45% of dues collected spent at a rate of 103% (\$351,000)**

**All other which represented 32% of dues collected spent at a rate of 113% (\$276,000)**

**The primary reasons for the higher expenditures were as follows:**

**Road work requirements fluctuate from year to year. Last year had high requirements. We anticipate that FY 2002 will have significantly lower work requirements. FY2003 will again be a high year.**

**Payroll was increased more than originally planned during FY2001 in order to bring the PCA staff to pay levels competitive to other local employers. The alternative is higher turnover and a less capable staff.**

**Most costs were up in FY2001 over plan. Fuel expenses, legal expense, accounting related expense, taxes, property maintenance were all much higher than planned.**

**The PCA starts FY2002 with the following approximate balances:**

**Bank of Hawaii \$ 33,000**

**Pacific Trust \$446,000**

**The Bank of Hawaii represents our operating account. The Pacific Trust represents our reserve accounts and the Community Design Committee deposits for members. The Road Reserve account is money reserved exclusively for road work. It provides the buffer that carries us from year to year and allows us to respond quickly to road work requirements. Our operational funds and operational reserve represent a bit less than two months of operation. That means we should start collect FY2002 dues about two weeks prior to running out of money. The dues assessment for FY2002 was set slightly higher than in FY2001 (\$0.0379 vs \$0.0350 psf) to provide a slightly higher buffer for unplanned expense.**

**Because FY2001 was our first year on the new Quickbooks account system, the Treasurer requests that an Audit of PCA books be scheduled early in FY2002.**

**Michael Taylor**

**PCA Treasurer**

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