

Princeville Community Association

Regular Board of Directors Meeting
Thursday, Sept 20, 2001
Lehua Room – Prince Clubhouse

President Donna Apisa called the meeting to order at 2:03pm. Also in attendance: Vice President John Gordon, Secretary Duane E. Robinson, Treasurer Mike Taylor, Director at Large Bob Nesti and General Manager Rohit Mehta. 11 guests.

I. APPROVAL OF MEETING MINUTES

A. Regular minutes of August 16, 2001 – Director Gordon moved the Minutes be Approved as amended. Approved unanimously, with corrections.

II. UNFINISHED BUSINESS

A. Community/PHCA Facility – GM gave an update, including the fact that the Princeville Corporation (PC) would like the facility further from the road. Also PC pointed out that the land around the Library has been designated for a Community Center in their Master Plan and suggested we build there. We advised we could if they would donate the land. PC is preparing a plan to present to their Corporate offices

Also, the financing is proving difficult, as a building of this type cannot be mortgaged. This impacts the term of the loan amortization and requires additional collateral to be committed by the Association. We are studying other alternatives.

B. Green waste Problem – GM advised that not much has transpired since last meeting. GM has met with the Kauai Nursery that does the mulching in Kapaa for the County. He has requested a dollar proposal and then we will take it to the Mayor and County. Still having unlawful dumping going on and we are trying to catch and stop it.

III. NEW BUSINESS

A. Queen Emma's Bath Parking Area Problem – GM and President Apisa gave updates. Expressed concern that the County will not do anything. Fran Powell gave input and that she wanted a 6' wall for noise and trespass abatement. Also wants blacktop parking lot instead of rock, since it would be quieter. Director Robinson requested the GM to ask our Attorney if our Board has the Police Power for the Health Safety and Welfare of our residents, to allow us to close the Queens Bath trail. Director Taylor also wants to know if we have a judicial alternative. GM will get a White Paper from our Attorney. Directors Nesti moved that PCA put a wall on Fran Powell's land. Cost is estimated at \$18,000. Wall would be 135'X6' Concrete block. Motion was seconded to allow for discussion.

Substantial discussion by Board and Guests, including input about Sacred Falls on Oahu being in litigation and the State has possible exposure. President Apisa suggests that we must first contact the County and specifically the Mayor about getting the Trail closed and if not, would the County put up the wall on County property. Then if neither of these options are possible then she would be agreeable to PCA putting up the wall, preferably on the County Property, but at last resort build on Fran Powell's property.

Director Nesti amended his motion and the 2nd agreed, to (1) Look at option to close trail (2) County build the wall on County land and PCA build on Fran Powell's lot as last resort. (3) 60 days time limit for the County to

respond. Passed unanimously.

B Assessment Collection Status-- GM reported that \$88,000 out of \$750,000 is all that is outstanding. About 90% collected. Of the \$88,000 half is one big property, one large fine and carry over from previous years. This parallels most years collections. Director Taylor wants the minutes to reflect that we are following a process of: (1) Assessing Fines, (2) Filing Liens and (3) Going forward with Foreclosure. GM explained that we charge interest and file a Lien in November.

C. Installation of Park Benches along Kahaku Walk/jog Path– GM gave an update that a concrete bench costs about \$400. GM suggests 2 benches. Director Taylor moved to install, Director Robinson suggested we ask Princeville Corporation to share in this with us. GM will make the request of the Princeville Corporation and proceed with installation, whether they help or not. Passed Unanimously.

D. Pepelani Loop Street Sign – GM gave an update. The costs for concrete matching monument signs are in the range of \$10,000 and we probably need 2. A simple green road sign is \$35.00, but including installation, about \$100.

Director Nesti gave an update of how and why the original monument sign was moved. Murry Hudson referred the Board to his notes of the last meeting. In them GM was instructed to immediately put up some street signs at Pepelani loop. Director Taylor suggested we put up the small sign and wait 30 days to see what other options are available. Bring up 2 meeting from now. Board consensus.

President Apisa thinks we might need an additional sign at Kaweonui Road. After lengthy discussion, Board consensus was not to put one up. President Apisa was not part of the consensus.

E. Parking Violations – Director Nesti passed out a paper explaining the new occupants in his neighborhood park 2 vehicles in the middle of the lawn, ignoring their driveway. He read his letter to the group. He wants PCA to enforce the rules that do not allow parking on lawns.

GM explained about the Patrol “tracking list”. This particular property has been cited for the night time violations. He suggests we let this issue run its course. Director Nesti asked “Does the Board feel it OK to park in the middle of the lawn?” Input was that this is a common practice, during the day. GM advised that it would be an enforcement problem based on his experience with enforcing the rules at nighttime.

Director Nesti read the PCA rules, no parking at any time except for driveways. Director Taylor says while he agrees, how do we enforce it? Director Nesti said we could start by having Patrol track the problem and we look later for enforcement. Director Nesti moved that the Board consider tracking all vehicles parking on the lawn, past the 10’ easement, including during the day. Then use the info for discussion on enforcement. Discussion started with GM. He explained that the contractors parking on the lawn is much worse problem and we are having trouble correcting just this issue.

Extensive discussion by Board and Public. Individual opinions expressed by many long time residents and past and current Board members. Motion passed unanimously .

F. Other Business - Bob Semitekol complained about adog on a chain, near his home that barked constantly He also said there does not appear to be any Animal enforcement on Princeville. He recounted that he has trapped several cats. Director Nesti recounted that results are achieved by calling the Police. Director Robinson recounted how a Police Officer chewed out Whitey, per the Patrol Report, for asking him to cite a man with a loose dog. Suggesting that GM discuss the issue with the Police Management.

President Apisa advised that we have discussed this particular problem and do not have a proposed solution for his Dog problem. But at a routine matter we do work on keeping Dog’s controlled here in Princeville.

GM, for annual meeting we need a couple Inspectors. Also the Princeville Corporation asked if we would want a presentation of the Hanalei Valley Outlook. General consensus.

Proxies Discrepancy - GM explained that the actual Proxy was confusing, referring in one place of voting for 2 Directors, and in another place the correct statement of "May vote for one". After discussion with our Attorney GM was leaning towards a mail-out to everyone. Director Taylor thinks we should rely on the "may vote for one" sentence. Discussion by entire Board and Nominating Committee that concluded we should make a complete mailing to everyone. Director Robinson moved that we mail to everyone and on any that come in before they can receive the correction. Staff will contact that person. Motion passed unanimously.

GM – PCA Golf pass. They have always been issued without an expiration date. The Golf Pro has requested that all new Passes have an issue date. GM advised all new will have an issue date. Old one's presented the Golf course will call our Office to verify ownership and the Golf course will mark the card appropriately.

President Apisa advised, she was contacted by and individual asking if an Owner can pre-pay Annual Assessments in advance. GM advised this is just a pre-payment credit balance.

PCA can accept a lump sum and the Staff just levy's against it until the credit is gone.

IV. ADJOURNMENT

The meeting was adjourned at 4:00pm.