

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION

Regular Board of Directors Meeting

Thursday, July 18, 2002

Lehua Room – Prince Clubhouse

President Donna Apisa called the meeting to order at 2:07pm. Also in attendance: Vice President John Gordon, Treasurer: Mike Taylor, and General Manager Rohit Mehta. Director at Large Bob Nesti and Secretary Duane Robinson was not present. 12 guests were also in attendance.

I. APPROVAL OF MEETING MINUTES

Regular Meeting minutes of June 20, 2002. Motion to approve by Director Gordon. Seconded by Director Taylor. Unanimously approved.

Special Meeting minutes of June 25, 2005. Motion to approve by Director Taylor. Seconded by Director Gordon. Unanimously approved.

II. TREASURER'S REPORT

Director Taylor reported on the year-end financial results of the Association. His report is attached at the bottom of these minutes.

III. UNFINISHED BUSINESS

Revisions to Architectural guidelines – Marc Pomerleau gave the status of this effort that had slowed because of availability of CDC members and the workload at CDC. A draft should be completed in a couple of months. The revised guidelines would contain design criteria that would help better evaluate house designs. The newly adopted additional step of Conceptual Design in the process, which has emphasis on site visits by the Committee, has proved valuable and the feedback from this process will also be incorporated in the revised guidelines. General Membership input would also be sought on the revised guidelines.

Emergency Communication Project – Director Gordon gave his findings of the research he had done regarding the feasibility of using satellite phones. He found that they were not very effective on Kauai. Jake Jacobson's research also confirmed this. Director Gordon also stated that a simpler and less costly system should be further evaluated. The Board unanimously agreed that a Committee should be formed to advise them as to how best to proceed. Director Gordon would chair this Committee. Other members would be Ben Bohach and Murray Hudson. Jake Jacobsen would be also invited to be on this Committee when he returned from the mainland.

Playground Equipment – General Manager advised that he had received a list of equipment from Ruth Marvin and Beatrice Allen that would be suitable for a toddler station. The Board unanimously approved a maximum expenditure of \$15,000 to expand the current playground. The lions Club (through Mike Loo and Director Taylor) and the Rotary Club (through George Corrigan) offered their help with this effort. Potential contributions by these organizations could be the installation of the equipment and making picnic tables for the pavilion.

Queens Bath – Chairperson Apisa advised that the Mayor had been contacted regarding building a wall between the County parking lot and the immediate neighbor. Although the Mayor had previously agreed to build such a wall she appeared reluctant to do so now. Director Apisa would follow up on this.

The General Manager reported that the Chairman of the County Council, Ron Kouchi, was open to the idea of considering an ordinance that would institute a parking permit system for use of the public accesses to ocean areas within Princeville Phase I. This system would alleviate the impact on the community of lack of adequate parking facilities. Ron Kouchi indicated that he would visit the area to better understand the problem.

Speed Humps on Emmalani Drive – the General Manager reported that 2 out of the 3 members contiguous to the proposed location of the speed hump had responded that they did not have a problem with the placement of the speed hump. A response is being sought from the third member before the Board decides on a course of action.

Ka Haku Road Closure – Mike Loo and Larry Dill from Princeville Corporation reported on the options they had studied for diverting traffic during the reconstruction of a portion of Ka Haku Road. Director Taylor made the observation that the option suggested by Director Gordon during the June Board of Directors meeting had not been adequately explored. Princeville Corp. agreed to meet with the General Manager, some of his staff, and interested Board members to further develop this option.

III. NEW BUSINESS

Emmalani Road Closure – the General Manager described the problem associated with the large volume of traffic that passes through the “S” curves at the upper end of Emmalani Drive. The configuration and width of the road in this section contributes to damage to driveways and the road shoulder and is also a hazard to pedestrians. The Board directed the General Manager to contact a Traffic Engineer to get an estimate as to what it would cost to retain their services. The Traffic Engineers that may be involved with the proposed Starwood project were suggested as possible candidates.

Proposed County Bill No. 2044 – the General Manager described the impact that this Bill would have on the property owned by the Association. It would reduce the collateral value of the properties and thereby reduce the ability of the Association to raise capital if it needed to in the future. The Bill would also prevent the Association from building anything on its property. Of particular concern would be the inability to build a Community Center or some such facility in Prince Albert Park in the future. The decision whether to lobby the Council to modify the Bill was tabled until the next Board of Directors meeting.

IV. OTHER BUSINESS

Lot 25 Designation - Princeville Corporation sent a letter dated July 17, 2002 withdrawing its request to change the designation of Lot 25 from Hotel to Multi-family. Director Gordon made the motion that a letter be sent to Princeville Corporation to acknowledge receipt of their letter dated July 17, 2002 withdrawing their request to reclassify Lot 25, and further to confirm that the Starwood Vacation Ownership project may be developed with the current hotel designation. The motion was seconded by Director Taylor and passed unanimously. Director Taylor made the observation that this did not imply that the Board of Directors was necessarily in agreement with the terms outlined in Mike Belles's letter to Mike Loo dated July 17, 2002 and forwarded to the Association by Mike Loo on July 18, 2002.

Board of Director Meetings - Chairperson Apisa advised that the August and September meetings would be held on the fourth Thursday of the month rather than the third.

Chairperson Apisa adjourned the meeting at 4:40pm.

**Submitted by Rohit Mehta, General Manager
for Duane Robinson, Secretary**

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The following is the Treasurer's Report for the end of Fiscal Year 2002

Account Balances (June 30, 2002):

• PCA Operating Fund	\$28,094
• PCA Reserve	\$248,543
• PCA Road Reserve	\$322,584
• CDC Deposits	\$99,000

Spending Summary through June 30, 2002:

<u>Relevance</u>	<u>Area of Spending</u>	<u>Performance</u>
100	All Areas of Spending	92%
53	Payroll	91%
12	Insurance	102%
7	Roads	105%
5	Payroll Taxes	88%
4	Legal	76%
4	Rents	84%
15	All Other	90%

Relevance is the % of total planned spending

Performance is the % of allocated budget spent ytd

Detailed amounts can be seen by clicking on the tab named "Quarterly \$"