

**PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION (PCA)**  
**ANNUAL MEMBERSHIP MEETING**  
**OCTOBER 19, 2002**

The meeting was called to order and declared duly constituted with a quorum by the President and Chair of the meeting, at 9:10 a.m. in the Alii Room of the Prince Clubhouse. In attendance were: Donna Apisa, President; John Gordon, Vice President; Mike Taylor, Treasurer; Duane Robinson, Secretary; Bob Nesti, At-Large; Rohit Mehta, General Manager; and 1004 members in person or via proxy.

### **INTRODUCTIONS**

The Chair introduced members of the PCA Staff present and members of the Board of Directors.

### **PROOF OF NOTICE OF MEETING**

In accordance with Article II, Section 3c of the By-Laws, notice of the annual membership meeting was sent to all owners of record on September 6, 2002.

### **CONDUCT OF BUSINESS**

In accordance with Act 132, signed by the Governor and effective June 16, 1997, the meeting was declared to be conducted under the most recent addition of Robert's Rules of Order, Newly Revised.

Special customary rules were adopted by unanimous consent.

### **REPORT OF OFFICERS**

The Chair thanked the members of the Community Design Committee for serving this past year. She also thanked the members who served on the Budget and Nominations Committees with the Directors for their willingness to share their time and expertise.

Treasurer's Report: ([Attached below](#)).

The Auditor's report for the fiscal year ending June 30, 2002 was available for perusal at the check in tables. The report can be viewed on the website. Copies can also be ordered from the Association office.

President's Report: The Chair gave a report of some of the highlights of the past year. Revisions to the Architectural Guidelines, Installation of new playground equipment in Prince Albert Park, Status of construction activity in Princeville, Refurbishment of the PCA Maintenance Facility, Status of the green waste recycling program on the North Shore, Emergency Communication System study, Fog sealing of roads and the installation of road reflectors on Ka Haku, Hiring of a Traffic Engineer, Mitigating the problems associated with the County parking lot at Queen's Bath, and Implementation of Deed Restrictions on PCA owned land,

The Chair ended her report by thanking the members for their input and support.

### **COUNTY DRAFT BILL 2044**

The Chair summarized the history behind the bill and reiterated PCA's support of the Bill. The Chair indicated that PCA had provided two testimonials at the public hearing conducted by the County Planning Commission.

### **ELECTION FOR BOARD OF DIRECTORS**

Appointment of Inspectors of Election was followed by the Chair introduction of the candidates. The Chair appointed Marilyn Moody and Sean Moody as inspectors to certify the ballot count.

Election of Directors. There are presently two vacancies on the Board that will be elected today each for a three year term. The Nominating Committee's nominees were introduced. The Chair reported that further nominations were now in order for the Board of Directors. Since there were no further nominations, the Chair closed the nominations. The Chair opened up the meeting to questions to the candidates from the floor.

The election was conducted with the following result:

Tom Bartlett	674 votes
Robert Doyle	422 votes
Gertrude Long	585 votes
Mike Taylor	307 votes

### **OPEN FORUM**

Open Forum for Comments and Questions. The Directors listened to comments and answered questions from the members. The Chair thanked the election inspectors for taking time away from the meeting to count the ballots and thanked the PCA staff members for assisting with the check in tables.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:15 a.m. A brief organizational session ([attached below](#)) was held for all Directors immediately following this meeting.

Respectfully submitted,  
Duane Robinson, Secretary

### **Annual Meeting - October 19, 2002**

**The following is the Treasurer's Report given at the PCA Annual Meeting**

The Princeville Community Association has accounts at the Bank of Hawaii and at Pacific Century Trust. The following are balances on October 15, 2002 (15 days into the 2nd quarter of the 2003 fiscal year):

PCA Operating Fund	\$34,319
PCA Reserve Operating Fund	\$664,466

**PCA Road Reserve Fund** **\$482,046**

In addition, the PCA had accounts receivables on October 15th totaling \$ 74,175.

For the second year in a row, the annual assessment remained at the level of \$0.0379 per square foot of land owned (\$379 for every 10,000 sq. ft.). That relatively low assessment helps to keep Princeville beautiful and to maintain significant property values.

Assessments and other sources of income are expected to provide over \$887,000 of funding for the 2002 - 2003 fiscal year and we anticipate spending of just under \$902,000. The major areas of planned spending are as follows:

<b>Payroll</b>	<b>42%</b>	<b>Payroll Taxes</b>	<b>3%</b>
<b>Roads</b>	<b>19%</b>	<b>Rents</b>	<b>3%</b>
<b>Insurance</b>	<b>14%</b>	<b>Vehicle</b>	<b>2%</b>
<b>Legal</b>	<b>4%</b>	<b>All Else</b>	<b>13%</b>

The annual assessment is recommended by the Finance Committee and approved by the PCA Board of Directors. Great appreciation goes to the following Community Association members who participated in this years Finance Committee:

<b>Gertrude Long</b>	<b>Doc Leonard</b>	<b>Dick Shulz</b>
<b>Duane Robinson</b>	<b>Rohit Mehta</b>	<b>Mike Taylor</b>

As of October 15th, all property owners had paid their FY2003 assessment except for the following:

<b>29 individuals</b>	<b>\$16,159</b>
<b>2 associations*</b>	<b>\$44,386</b>

(\* on October 18th, 1 association paid in full, leaving 1 yet to pay \$12,565.17 )

An audit of the PCA finances for the fiscal year of July 2001 - June 2002 has been completed by the Lihue accounting firm of Hirose, Kato & Co, LLP. It was an unqualified report. The PCA website has a copy of the current auditor's report as well as other information on the Association finances - current and past budgets, spending ytd, and past Treasurer Reports.

Respectfully,

**Mike Taylor**  
PCA Treasurer

**Saturday, October 19, 2002  
Lehua Room – Prince Clubhouse**

**An Organizational meeting was conducted immediately following the Annual Meeting. Those in attendance were: Director Apisa, Director Gordon, Director Robinson, Director- elect Bartlett, Director-elect Long, and General Manager Mehta.**

**By consensus, the Board agreed that all Officer positions would be as follows:**

<b>President</b>	<b>Donna Apisa</b>
<b>Vice President</b>	<b>John Gordon</b>
<b>Secretary</b>	<b>Duane Robinson</b>
<b>Treasurer</b>	<b>Tom Bartlett</b>
<b>Director at Large</b>	<b>Gertrude Long</b>

**The meeting was adjourned at 10:45 am.**

---