

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION

Regular Board of Directors Meeting

Thursday, February 20, 2003

Lehua Room – Prince Clubhouse

President Donna Apisa called the meeting to order at 3:00PM. Also in attendance: Vice President John Gordon, Secretary Duane E. Robinson, Treasurer Tom Bartlett and Director Gertrude Long. Also present GM Rohit Mehta and 13 guests.

I. MINUTES – Director Tom Bartlett moved to approve the Minutes of January 16, 2003. Motions passed unanimously.

II. UNFINISHED BUSINESS

A. **Queens Bath** – GM reported that the Mayor has given the Parks Department approval to go ahead with installation of a hollow tile wall for the private property next to the trailhead. Also, the GM reported about the overflow-parking problem and in particular about using “The Boot”. He advised if the Board approves this process, we would notify the Car Rental companies, and the hotel and multifamily properties in Princeville, and install appropriate signage at and around Queens Bath. He listed the costs of “Tire Boots” and explained we would do this process on random occasions to “get the word out” and use one of our staff for the occasional action. GM also explained the Legal opinion we had obtained about the liabilities of implementing such a program. Director Robinson asked about two issues in the Legal opinion. (1) The requirement of the availability of paying to remove the Boot by credit card or availability of an Automated Teller machine in the vicinity. GM said our Attorney said we could use the Princeville Shopping Center Automatic Teller facilities. (2) Also asked about requiring release of the vehicle be “open 24 hours per day”. GM responded we could handle since Patrol is on duty 24/7. Director Robinson moved to let GM do all things necessary to go forward with this program. Motion passed Unanimously.

B. **Traffic study** – GM gave a thumbnail sketch of the Draft Report and what is going to happen next. Director Robinson commented that there was no discussion of the Starwood project impact. GM reported that the impact of the Starwood project on Pepelani Loop would be included in the final report. GM said this is a separate report commissioned by Starwood and we will be getting a copy soon.

C. **Widening of Kekuaaoa cul-de-sac** – GM gave an update. The homeowner with the problem rejected the patch option we offered. The Board again reviewed the severity of the problem. Members of the audience, that live on the same street, commented that the heavy truck traffic was a problem while homes were being built on this street. But the truck traffic is down to the prior

normal routine now. The Board was reluctant to make such an expenditure for what appears to really be a past problem. It was the Board consensus that we advise the individual that the patch is all we can justify.

D. Recent Burglaries in Princeville – GM reported good news. Our burglaries had been happening at night. They have now stopped. Many things have occurred that may have contributed to these good results. (1) PCA formed a Task Force with the large organizations including Princeville Corp. and Hanalei Bay Resorts together with input from the security forces of the other multi-family units. (2) The information from all Security forces was transmitted to the Police. (3) PCA had double up on our Patrols and made sure that the patrols times and routes were not predictable and (4) Police presence was increased. Since all this has taken place the Police have made several arrests. He went into other detail about PV Corp. calling in a security system firm that gave them many options for additional security. Now the Task Force only meets one time per week and PCA no longer double up on Patrol.

E. New Landscaping Rules Feedback – GM explained that our new rule allows only Homeowner to do lawn work on Sundays and Holidays. It was thought that Patrol might have difficulty in differentiating between a Homeowner and a landscape contractor. This so far has not been a problem. There were a handful of Landscape contractors that had to be reminded that they could not work on Sundays and Holidays. Director Long said that a number of neighbors have come to her complaining. A neighbor complained that his landscaper did not come, but others were working. Director Bartlett commented that since we require the Contractors to not work on Sunday and Holidays, that it's only fair that the Landscapers follow the same rules since it is all tied to the noise issue. This new rule is scheduled to come "off the table" in another month or two for a full Board review.

III. NEW BUSINESS

A. Bali Hai Drainage Problem. Mr. Frank Henderson had sent a letter to the Board advising of substantial additional water runoff from the Bali Hai Construction site. He gave a short update for the audience. He said he now has pictures and showed them to the Board and audience. Director Robinson asked since this is a County approval problem, if Mr. Henderson had contacted the County. He said he had and they are looking into it. Additional information was given as listed below. There is a Building Setback, but no Flood Drainage Easement. Director Gordon inquired about the natural drainage prior to Bali Hai. Mr. Henderson gave his opinion that it has increase 200%. There was similar input from other owners with properties that abuts this valley. President Apisa asked, "what are you asking of the Homeowners Assn?" Mr. Henderson's response was that he just wants us to know that this really is an unacceptable situation. There are 5 Homeowners impacted by this problem. His is the lowest and the most impacted. After water leaves his property. It is about ¼ mile to the

Ocean. He advised that the Bali Hai Developer Dave Walters owns a Greenbelt that is also part of the Valley. There was more discussion by the Owners. The County Engineer advised that when they get these Drainage plans by Professional Engineers, the County assumes that the Engineers have done their homework. There was a question if there ever was a Public Hearing on the Bali Hai Building project. Mr. Mike Ladner confirmed that a long time ago there was a Public Hearing. Director Bartlett brought up that it seems logical that there should be a Dedicated Drainage Easement. Mr. Henderson commented that all the fish he put in the little ponds have been washed away. He concluded saying he just wanted us to be aware of the situation. President Apisa said we will follow it.

B. 2003 Road Maintenance Plan – GM gave a report that we follow our Consultants Road Maintenance plan. The first work calls for Seal Coating several roads. Estimated cost and bid were quite close. The next job was Paving Overlay's. The Estimate for the overlays provided by our Engineer and the Bid are quite far apart. GM asked our Engineer why the disparity. He is looking into it and will get back to us. GM is getting another bid. GM also advised that Ka Haku was scheduled to be Seal Coated next year. GM recommends we patch Ka Haku and Seal Coat it this year, due to its deteriorating condition. He is getting bids and will be back to us with details and requesting early repair. Motion by Director Bartlett to go ahead with our Consultants and GMs recommendation. Start with the Seal Coating and await the GM's report on the rest. Seal Coating should start in the next two weeks.

C. Neighborhood watch program – GM had received a request to resurrect the neighborhood watch program. GM said the Burglaries were at night, so we really can't have owners walking the streets at night. Also the Burglary issued was dealt with earlier on the Agenda.

D. Emergency Procedures Plan – Director Gordon has given the Board a Draft of Procedures. He gave an overview of the procedures to all present. Director Bartlett commented it is good and will always be a work in progress. Director Gordon agreed. There was suggestion from the audience that we should be able to talk to the Mainland using our Ham facilities. Director Gordon feels we are in good shape for what we need. The Board concurred with Director Gordon.

E. Oceanic Cable – GM advised that they will be working on Princeville to make upgrades and will hang notices on all affected homes. They will be starting at the Princeville Hotel and moving up the road. Will be starting very soon and will take about 2 or 3 months to do the job.

IV. **OTHER BUSINESS.** GM advised the Board that the North Shore Lions Club has built 2 Picnic tables for Prince Albert Park. PCA only has to pay for the materials. President Apisa asked Director Robinson to Thank the Lions Club.

V. ADJOURNMENT. Adjourned at 4:32

Submitted by Duane E Robinson, Secretary