

**PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION (PCA)
ANNUAL MEMBERSHIP MEETING
OCTOBER 23, 2004**

The meeting was called to order and declared duly constituted with a quorum by the President and Chair of the meeting, at 9:14 a.m. at the Church of the Pacific on Kapaka Road in Princeville. In attendance were: John Gordon, President; Bob Doyle, Treasurer; Tom Bartlett, At-Large; Ruth Marvin, Director; Rohit Mehta, General Manager; and 1377 members in person or via proxy. Gertrude Long, Secretary, was absent.

INTRODUCTIONS

The Chair introduced members of the PCA Staff present and members of the Board of Directors. The Chair thanked the Staff for their efforts.

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 7, 2004.

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. He 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: The Treasurer's report is attached.

He also reported that expenditures were on track versus the budget and as of October 15, 2004 the delinquencies in assessments were \$9,899. He noted that liens would be placed on delinquent properties as of November 15, 2004. He noted that the Association dues were raised for this fiscal year by 3%. This increase was due to increases in operating costs, particularly, road maintenance, insurance, rent, utilities and fuel.

The Auditor's report for the fiscal year ending June 30, 2004 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.

- ? We upgraded guardrails on Ka Haku road and also adjusted the speed limit to be in compliance with other similar streets on Kauai. Continued with the road maintenance program which included resurfacing and seal coating identified roads in Princeville.

- ? We worked Emmalani Drive traffic issues. Installed additional signage and relocated a speed hump to reduce speeding. This resulted in a reduction in the speeding problem
- ? Developed and published a policy for consistent establishment of traffic calming devices.
- ? Developed and published a new policy for Sunday and Holiday work hours for homeowners and residents and the operation of motorized vehicles.
- ? Worked with Kauai Board of Water Supply to reduce the impact of a proposed antenna on PV residents.
- ? Worked with the State Legislature and other community associations to defeat a proposed antenna bill. This bill, as initially drafted, would not allow planned communities such as Princeville to prohibit amateur radio antennas on single or multi family units. The initial bill had no limit on number or height of such antennas; it only stated they should be attached to the residence. Little support to defeat this bill was received from our legislators except for Representative Morita. The bill did pass, however, the Governor vetoed the bill based on the fact that it would have overridden a contract between homeowners and their associations. We expect there will be an effort in this year's legislature to resurrect the bill. The Board felt strongly that allowing unsightly antennas in Princeville would override any identified community benefit and result in reduced property values and an overall degradation in the quality of our community.
- ? We did initial work on a long term planning effort for Princeville Community Association and its members. Plan has been placed on temporary hold pending sale of Princeville Corporation. The Board feels it needs to work with the potential new owners on this effort.
- ? Initiated early contact and met with representatives of the potential new owners of the Corporation.
- ? We provided support and encouragement to the Princeville Community Emergency Response Team (CERT) team. The team currently has approximately 18 members and we applaud and recognize the service they are providing to our community.
- ? We are pleased to announce that Rotary has donated four benches which will be placed along the walk/jog path and at the basketball courts
- ? We installed motion sensor lights in Prince Albert Park
- ? We instituted a drug testing policy for the PCA Staff
- ? Members of your Board have attended and participated in the Mayor's Ka Leo' monthly meetings.

- ? The Board and staff have worked with the Kauai Police Department and police commission members on increasing police traffic enforcement and other issues in Princeville. The PCA staff continues periodic meetings with the Hanalei police sergeant.
- ? The Board had periodic meetings with the CDC on various development related issues in Princeville. The CDC is, again, to be commended for their continued efforts in responding to the current single and multi family building boom in Princeville. They have worked extensively on the major multi family units being planned for Princeville, Phase I as well as the large number of single family homes that are being constructed.
- ? We wished aloha to our CDC coordinator Marc who moved off island; we welcomed Karen who took over Marc's position.
- ? We also wished aloha to Board member Duane Robinson who moved off island. We welcomed Ruth Marvin to the Board as she agreed to fulfill Duane's term on the Board.

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

APPOINTMENT OF INSPECTORS OF ELECTION

The Chair introduced the candidate.

The Chair appointed Wendy Winkler as the inspector to certify the ballot count.

ELECTION OF DIRECTORS

There is presently one vacancy on the Board that will be elected today for a three year term. The Nominating Committee's nominee was 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 election was conducted with the following result:

John Gordon	1319 votes
Harry Rabin (withdrawn)	8 votes

OPEN FORUM FOR COMMENTS AND QUESTIONS

The Directors listened to comments and answered questions from the members. The Chair thanked the election inspector 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 10:04 a.m.

Respectfully submitted, Rohit Mehta for Gertrude Long, Secretary

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION
Organization Meeting - Board of Directors
Saturday, October 23, 2004
Church of the Pacific, Princeville

An Organizational meeting was conducted immediately following the Annual Meeting. Those in attendance were Director-elect Gordon, Director Doyle, Director Marvin, Director Bartlett and General Manager Mehta.

By consensus, the Board agreed that all Officer positions would be as follows: Gordon as President, Doyle as Vice President, Long as Secretary, Bartlett as Treasurer, and Marvin as At Large.

The meeting was adjourned at 10:20 am.