

PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION  
Regular Board of Directors Meeting  
Thursday, January 19, 2006  
Prince Clubhouse

President Gordon called the meeting to order at 3:08 P.M. Also in attendance were Vice President Bob Doyle, Treasurer Tom Bartlett, Secretary Ruth Marvin, and Director Chris Spencer. General Manager Rohit Mehta was also present. There were 5 guests.

I. APPROVAL OF MEETING MINUTES:

- A. December 15, 2005 Regular Meeting. Director Bartlett moved to approve the Minutes. Vice President Doyle seconded the Motion and Motion passed unanimously.

II. TREASURER'S REPORT - 2nd Qtr. Results:

Treasurer Bartlett gave a brief summary of the 2nd Quarter Results. He pointed out that expenses were at 33.4% of budget. This lag was due to the fact that the road maintenance work had not been done as of yet. The other big ticket item, Payroll, was on budget. Treasurer Bartlett complimented the General Manager and his crew for a job well done.

III. NEW BUSINESS

- A. Spraying on Golf Course. The General Manager handed out copies of a letter from Princeville Operating Company, LLC, in response to one of our homeowner's concerns about spraying the Makai Golf Course. The General Manager referred to the spray schedule being posted on our website. Larry Dill, Princeville Operating Company, LLC, explained that the sewer treatment plant does use Roundup and that in the past the DOH has come to check on this particular homeowner's property for any residue with negative findings. No further action was taken on this subject.
- B. KIUC Letter: President Gordon explained that the PHCA Board has written a letter to Kauai Island Utility Company (KIUC) with concerns about their service, its reliability and cost. President Gordon furthermore referred to a Garden Island newspaper article talking about the most recent island-wide power outage and KIUC's lack of responsiveness. PHCA hopes to get a response to their letter from KIUC.
- C. Residential Care Home on Kamehameha Road (Unit 2, Lot 13/14) - Proposal: The General Manager referred to a letter PHCA has received from a Registered Nurse, proposing the subject property which is zoned R-4, and currently is licensed to operate as a Bed & Breakfast, to be used as a Care Facility Home for up to 5 elderly residents. The Board discussed the proposal briefly and concluded to defer this matter to a future meeting in order to invite the applicant, who was not present, to talk about her proposal in person.

IV. OLD BUSINESS:

- A. Community Center. The General Manager explained that Phase II CDC has requested a revised drawing of the facility from the Queen Emma's Bluffs perspective. The architect is working on this revision as well as on the final plans to be submitted to the County of Kauai Building Department. The General Manager also mentioned that a grading and grubbing permit may not be necessary, and if this was the case the building permit could optimistically be expected within about 2 months of filing the application. The General Manager updated the gathering that a Community Center Project

Oversight Committee needed to be formed by next month and that more volunteers were needed to form this committee. He suggested that a five person committee would be an appropriate size.

- B. Ka Haku Look Out Barrier. The General Manager provided some background on this matter. For many years, there has been a problem with cars parking on the walk/jog path while people check the surf or watch the sunset at the Look Out. Pedestrians were forced to walk into Ka Haku Road in order to go around the parked vehicles. This was dangerous and accident prone. The PHCA Patrol has issued many CRNs and the KPD has been involved to resolve this problem without success. Then, frangible barrier posts were erected, however, some people ran over these posts and parked on the walk/jog path regardless. Some of the offenders were caught and fined, others got away, costing the PHCA several hundred dollars to repair the posts. Then, the Board decided to retain an engineer to submit proposals on how to prevent cars from parking on the walk/jog path permanently. Several ideas like guardrails, post & cables, etc. were discussed; however, they were not compliant with traffic codes and ADA requirements. Ultimately, Wilson Okamoto's engineering firm design proposal was accepted, implemented and constructed. After construction, some Hanalei Bay Villas owners submitted feed-back to PHCA with complaints about a) the color of the barrier (safety yellow), and the height of the barrier (48"). As a follow up the engineer personally inspected the construction and commented that a) the color could be changed, but reflectors needed to be installed facing traffic in either direction; a gray color was proposed to match the posts and keep the look more low-key; and that b) the minimal height requirement of 42" in this case was not recommended, but a height of 48" was highly recommended for it to be visible to SUVs and trucks. President Gordon stressed that the work has been designed by a professional engineer, and that the utmost concern is to protect the pedestrians on the walk/jog path. The Board discussed the matter with Managers of Hanalei Bay Villas, Rick Drayton, and Bob Wilson from Certified Management Co. present at the meeting, and concluded to change the paint in one section to gray so that it could be evaluated This color was suggested by Matthew Schaller, architect. The Board asked the Hanalei Bay Villas Resident Manager, to relate this to the HBV owners and to give PHCA some feed-back about the color-change.
- C. CERT - Database of members with special needs. The General Manager referred to a draft flyer that PHCA has received from CERT to collect information from Princeville residents with special needs in case of emergency. The flyer was discussed and some changes were recommended. CERT will be distributing these flyers to every Princeville household including condominiums.
- D. Letter to support Beverage Cart on Makai Golf Course. President Gordon referred to a request from Princeville Makai Golf LLC to endorse their Liquor License Application for a beverage cart on the Makai Golf Course to carry alcoholic beverages. Since beverage carts are standard for most high-end golf courses, the Board anonymously approved the endorsement letter from the PHCA Board to the County of Kauai Liquor Control Commission. It was commented that alcoholic beverages already can be purchased at the Makai Snack Shop. This endorsement is contingent upon the Princeville Makai Golf LLC executing the indemnification document that was submitted to PCA and subsequently modified upon guidance of the PCA counsel.

V. OTHER BUSINESS: na

VI. ADJOURNMENT: The meeting was adjourned at 4:15 P.M.

Submitted by Ruth Marvin, Secretary