

## **PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION**

Regular Board of Directors Meeting

Thursday, February 16, 2006

Church of Pacific

President Gordon called the meeting to order at 3:10P.M. Also in attendance were Vice President Bob Doyle, Treasurer Tom Bartlett, and Secretary Ruth Marvin. Director Spencer was present but arrived after the meeting had been convened. General Manager Rohit Mehta was also present. There were 7 guests.

### **I. APPROVAL OF MEETING MINUTES**

- A. January 19, 2006 Regular Meeting. Director Doyle moved to approve the Minutes. Director Marvin seconded the Motion and Motion passed unanimously.

### **II. NEW BUSINESS**

- A. Playground Equipment Replacement. The General Manager referred to past Board discussions about moving the current playground equipment before construction on the Community Center begins. The big play structure is old and in need of repair. No replacement parts are available anymore for some of the broken elements. Director Marvin confirmed the marginal condition of the big play structure as well as the swing set, and suggested replacing the equipment with new equipment rather than trying to move the old, broken equipment. Director Marvin introduced a proposal obtained from Landscape Structures, Inc. to install a new play structure for 5-12 year olds including a new swing set for \$58,451.71. This would complement the newer toddler section and monkey bars that were installed a few years ago. She suggested asking homeowners to volunteer with the installation in order to cut cost. One of the homeowners present recalled the Lion's Club's assistance with the installation last time, and suggested asking them again for their help. Vice President Doyle asked how old the existing equipment was, and the General Manager estimated it to be about 15 years old. President Gordon asked about the budget. The General Manager explained that it would have to be an extra expense to be included in next year's budget. Director Bartlett moved to allocate up to \$50,000 out of the contingency funds toward a new play structure and swing set. President Gordon seconded the motion.
- B. Road Maintenance. The General Manager reported that in the past PHCA has hired an engineering firm to assess our roads on a regular basis. Since Ka Haku Road is in much worse condition than anticipated, a new engineering firm was hired to re-assess the roads. Their suggested maintenance and repair cost estimates are much higher than the previous ones, mainly due to a different type of road maintenance (coplaning rather than overlaying). The Board asked the General Manager to obtain bids on the recommended maintenance and repair work for further discussion.
- C. Legislative Update. The General Manager mentioned that numerous, questionable bills regarding Homeowner's Associations are currently pending in the Legislature, and handed-out copies of the Hawaii State Legislature Bill Status. President Gordon referred to a recent meeting with State Representative Mina Morita, and thanked the General Manager for staying on top of this matter.

### **III. OLD BUSINESS**

- A. Community Center. The General Manager explained that the plans were currently with the County of Kauai Building Department, and that building permits should be processed within the next 2-3 months. It's a regular process since no grubbing and grading permits are needed. CDC Chairman Bob Rappaport and Director Spencer, head of the Budget Oversight Committee (consisting of homeowners Jack Baker, Ned Chapman, Murray Hudson), and will be working on construction cost estimates shortly. The General

Manager mentioned concerns about the recent increase in construction cost. He will also be meeting with the Lender shortly.

- B. Spraying on Golf Course. (This item was taken up right after the Approval of the Minutes) General Manager asked homeowner Judy Walker Nalda who was present at the meeting to give the Board some background information on her past and present issues with pesticide usage at the Sewage Treatment Facility adjacent to her property. Mrs. Nalda explained that in 2000 she was suspected to have acute pesticide poisoning causing her severe health problems. Mrs. Nalda explained that her inquiries with Princeville Operating Company have not been successful as there have only been non-specific responses about what is sprayed. Therefore, she requested the Board's help to acquire from Princeville Operating Company a specific list of pesticides used. Other homeowners present furthermore requested the Board to publish in the next PHCA newsletter that the spray schedule can be obtained on demand. President Gordon reminded everyone that the spray schedule is featured on the PHCA web-site. Larry Dill present at the meeting and representative of the Princeville Operating Company explained that Round-Up is being used at the Sewage Treatment Facility, and that the Department of Agriculture (not Department of Health) has come out in the past to check on Mrs. Nalda's property, and that they were unable to detect any residues. Another homeowner present suggested using alternative, non-toxic pesticides, and said she would provide Larry with some information. President Gordon concluded to follow up with Princeville Operating Company, and to request from them a list of pesticides used.

#### IV. OTHER BUSINESS

- A. Director Bartlett asked whether PCHA has received a response from KIUC regarding PHCA's letter. The General Manager's answer was no.
- B. Director Doyle asked if new paint on Ka Haku Lookout Barrier has been approved. The General Manager's answer was yes.

- V. ADJOURNMENT: The meeting was adjourned at 4:10 P.M.

Submitted by Ruth Marvin, Secretary