

## PRINCEVILLE AT HANAIEI COMMUNITY ASSOCIATION

Regular Board of Directors Meeting

Thursday, March 16, 2006 – **REVISED at June 15, 2006 Meeting**

Church of Pacific

President Gordon called the meeting to order at 3:05P.M. Also in attendance were Vice President Bob Doyle, Treasurer Tom Bartlett, and Secretary Ruth Marvin. Director Chris Spencer was absent. General Manager Rohit Mehta was also present. There were 9 guests.

### I. APPROVAL OF MEETING MINUTES

- A. February 16, 2006 Regular Meeting. Director Bartlett moved to approve the Minutes. Vice President Doyle seconded the Motion, and Motion passed unanimously.

### II. NEW BUSINESS

- A. CERT Emergency Program. President Gordon commented on attending the most recent CERT Meeting during which the "Princeville CERT Protocol for Disaster Readiness" was established. This protocol will be posted on the PHCA web-site. President Gordon suggested the CERT Team to organize a joint meeting with the Princeville Operating Company, Phase II and Princeville Ag Association to coordinate any CERT Team efforts in the future. The March 14, 2004 Ka Loko Reservoir Disaster was discussed. A CERT Team member present at the meeting explained that the Princeville CERT Team assisted the Kilauea CERT Team, and suggested that in the future the CERT Teams should work parallel with the Red Cross, since Red Cross has a lot of "red tape" to deal with. Vice President Doyle asked whether the CERT Team had any procedures. The CERT Team member answered that yes, they have an operating manual they train with. Vice President Doyle furthermore asked whether EMS vehicles had access to another gas source than the Princeville Chevron Station, and the CERT Team member referred to KPD gas station.
- B. Budget Committee Formation. Director Bartlett volunteered to form the Budget Committee. The General Manager suggested having a meeting in the 1st half of April. President Gordon thanked Director Bartlett for taking on this task.

### III. OLD BUSINESS

- A. Community Center. The General Manager said he was going to inquire with the County of Kauai the following day regarding the permit process. He furthermore stated that they are starting to receive bids from various construction companies. The General Manager has also talked to a bank regarding the \$450,000 construction loan, and that the necessary appraisal would cost around \$10,000. A homeowner present questioned why a bank loan was necessary, and suggested to solicit homeowners for a private loan. Another homeowner wanted to know whether he could pay the whole portion in full up front, and how much that would cost. The General Manager explained that the Special Assessment amount was about \$200,000, approximately 22% of the average, annual homeowner's dues or approximately \$100 per homeowner, and that the Loan amount was \$450,000. The entire cost per homeowner would be about three times that much. Furthermore, the General Manager explained that there were two schools of thought the Community Center Committee discussed: 1) Current homeowners to pay whole amount at once (no loan); and 2) Current homeowners pay a special assessment of about \$100 each, the remainder of the cost via construction loan leveraged over 20 years to include future homeowners to pay their share. The Committee decided on ~~version 1.~~ **version 2.**

- B. **Playground Equipment Replacement.** The General Manager explained that the proposal received from Landscape Structures did not include an ADA compliant surface, but was to be built on sand. In order to be ADA compliant, a certain percentage of the playground equipment has to be accessible via an ADA complaint surface. The General Manager stated that a meeting with the playground manufacturer representative was planned for next Monday to discuss the options. President Gordon strongly supported moving forward with the replacement of the playground equipment, and suggested to re-visit the issue once the cost for an ADA compliant surface has been established. The General Manager reminded the Board and the group of homeowners present that the Lions Club has agreed to volunteer with the installation of the playground.
  
- C. **Road Maintenance:** The General Manager stated that the new road maintenance bids came in higher than in previous years but significantly less than the road engineers' estimate, or around \$250,000. Therefore, he suggested to accept Glover's proposal since it was more comprehensive than the other proposal received. The work would start sometime in May 2006 with coplaning and resurfacing Unit IV Liholiho Road, then Unit III Kapi'olani Loop and Place, I'olani Place, then Unit I Kalakaua Road, then Unit II Edward Road. Larry Dill, representative of Princeville Operating Company, present at the meeting suggested the road repair company to work with the Princeville Operating Maintenance crew to prevent covering up utility access boxes. One homeowner present asked about Wyllie Road construction. The General Manager explained that PHCA does not own Wyllie Road but Starwood does, and that PHCA had only input on the design.

#### IV. OTHER BUSINESS

- A. Two Emmalani Court homeowners and Board of Directors asked how the PHCA annual homeowners' dues are assessed. The General Manager explained that they are assessed based on the square footage of the lot, not the number of units per lot. President Gordon furthermore stated that the Budget Committee establishes the homeowners' dues every year. The homeowners then explained that at Emmalani Court they pay both, the Princeville Phase I and Phase II homeowner's associations dues.
  
- B. A homeowner asked when the next annual meeting is going to be? According to the General Manager it will be held in the 3rd week of October 2006.
  
- C. A homeowner asked why there is an Emmalani Drive street sign east of the fountain pointing toward a blocked driveway. The General Manager explained that this was on Phase II land, but that PHCA would check into this matter.
  
- D. Vice President Doyle asked Larry Dill, Princeville Operating Company, about potholes in road between Library and Prince Albert Park. Larry stated that repair bids have been requested.

- V. **ADJOURNMENT:** The meeting was adjourned at 3:50 P.M.

Submitted by Ruth Marvin, Secretary