

BOARD OF DIRECTORS MEETING - DECEMBER 14, 2006

Call to order at 8:10 a.m. at the LCA office.

OFFICERS PRESENT:		DIRECTORS EXCUSED:
President	Rich Robbins	Mark Hauanio
Treasurer	Al Dettweiler	Vern Rice
Secretary	Sharon Niceley	

MEMBERS PRESENT: Roberta Hole and Marci Ughoc.

MEMBERS COMMENTS: None.

NEIGHBORHOOD WATCH: Roberta Hole. Two water catchment tanks disassembled and stolen. Two burglaries reported, Leilani Avenue and Kahukai Street. Next NW meeting January 30<sup>th</sup> 2007.

MINUTES OF NOVEMBER 9, 2006 BOD MEETING: Motion by Al Dettweiler/Sharon Niceley for acceptance of the minutes as written. All members in favor of the motion. Motion carried. Copy of agenda and minutes attached to file pages 1-4.

TREASURER'S REPORT: Al Dettweiler. Report discussed. Copy of report attached to file pages 5-8. 88% of the annual 2006 lot assessment collected. Two tractor mowers looked at. One was not acceptable for Association use. Second mower purchased from Mark Hauanio. Paperless billings, newsletter, and ballots discussed with pros and cons. All will continue to be mailed out to lot owners. Newsletter will address delinquent accounts and bills will be stamped with Past Due. Motion by Rich Robbins/Sharon Niceley for acceptance of the Treasurers Report, subject to review and audit. All members in favor of the motion. Motion carried.

COMMITTEE REPORTS:

ARCHITECTURAL - Rich Robbins. Construction equipment being parked on property not owned by owner of equipment. Owner of the lot has been contacted. Problem to be dealt with between two parties involved. LCA could report problem as a violation of County Code. Land clearing on Makamae reported may have cleared or encroached on neighboring lots. Appears clearing has been done only on property owned by person clearing property. Dozer may have encroached on lots behind on Luana street but not Makamae. Discussion followed on hiring a new attorney. Meeting will be set up for board members and new attorney to discuss issues and fees. Present legal counsel prioritizes work load they have and puts LCA on the back burner.

COVENANTS - Sharon Niceley. Kula street property reported living on the land by three different persons. Foliage cut back on Leilani Avenue/Moku Street property with better visibility exiting Moku Street. Several street lights along Leilani Avenue are functioning.

BOARD MINUTES  
DECEMBER 14, 2006  
PAGE 2

COMMITTEE REPORTS CONTINUED:

ENVIRONMENTAL - Mark Hauanio excused. Coqui spraying continuing. Working on obtaining a new grant.

MAINTENANCE - Al Dettweiler. Maintenance report submitted and attached to file pages 9-11. Utility pole work being done removing vines.

REC DEV - Vern Rice excused. Playground equipment arrived. Rich Robbins will work with Mark Hauanio to install. Gregg Niceley willing to assist also.

ROAD SAFETY - Al Dettweiler. Four way stop Kahukai/Hookupu not put in due to lack of availability of a compressor. Compressor and jack hammer are now in. LCA mowing Leilani Avenue discussed. More follow up needed on liability issue.

OLD BUSINESS:

FACILITY USE POLICY - Rich Robbins. Facility agreement revisions made. Motion by Al Dettweiler/Sharon Niceley to accept the agreement with so noted revision. All members in favor of the motion. Motion carried. Copy of policy on file page 12.

BUS SHELTERS - Al Dettweiler. Wymond Wilds looking into putting up.

GUTTERS - Al Dettweiler. Looking into matter.

NEWSLETTER - Jean Kristanko. Turn in ASAP or by December 31, 2006. Nominations for BOD 2007-2008 must be turned in by December 31, 2006.

NEW BUSINESS:

EMPLOYEE WAGES - Al Dettweiler. Wage increase of 3.2% per COLA Federal Government discussed. Motion by Sharon Niceley/Al Dettweiler to increase two employee wages by 3.2%. All members in favor of the motion. Motion carried.

ANNOUNCEMENTS - Rich Robbins. None.

NEXT MEETING DATE - Rich Robbins. Thursday January 11, 2007 8:00 a.m.

ADJOURNMENT - Motion by Al Dettweiler/Sharon Niceley to adjourn the meeting at 9:15 a.m.  
Respectfully submitted,

Jean Kristanko  
Office Clerk