

**Orchidland Community Association  
Board of Directors Meeting  
Approved Minutes  
September 20, 2016**

-- **Call to Order:** President Steve (Mongo) Lyon presiding, the time is 6:35pm this is the OLCA Board of Directors meeting on September 20, 2016 at the Pahoia Community Center.

-- **Roll Call:** Steve (Mongo) Lyon, Don Stoner, Frederic (Ric) Wirick, Sky Platt, Gerald Akana, Chris Coles-Morales, Jeremai Cann and Steve Baca.

And joining us by teleconference tonight is Doug Anderson, from the Washington State.

For the record, Hawaii State statute 414D--143 permits remote attendance if all parties can hear each other (i.e., speaker phone or video conference), unless prohibited in the bylaws or articles. Can you hear us Doug? Yes I can.

Paul Imaizumi will not be joining us tonight. His wife Faith was seriously injured over the weekend in a canoe/ motorboat incident in Maui. Our thoughts and prayers are with Faith, Paul and their family.

Also, Treasurer, Tegen Greene will be absent this evening, she is on medical leave.

**President's** welcome announcement to members and general public:

Aloha and welcome to the September Board of Director's meeting for fiscal year 2016-17.

OLCA members and the general public are welcome to attend but are asked to please not interrupt the proceedings and agenda. Guests will be given the opportunity to speak at the end of meeting. Sign-in and suggestion forms will also be provided at the meeting; these forms will be reviewed and addressed by the BOD at the next scheduled meeting.

Unfortunately, in the past some hostile guests had disrupted BOD meetings, and two Board of Directors were injured by a hostile guest on November 17, 2015. Security officers will be on-duty. Unruly guests will be escorted out of the meeting by security officers.

Please note, the lawsuit launched by a dissident group calling themselves Orchidland Voice on July 1, 2015 is still in process. Legal topics and related issues will not be addressed at the OLCA meetings while the lawsuit is in progress.

Mahalo for your continued support.

-- **Motion** to approve the Agenda for tonight's meeting, September 20, 2016 as distributed.

**Motion seconded, called to vote, 9 in favor, unanimous.**

-- **Motion** to approve the Minutes from the August 16, 2016 BOD meeting as distributed.

**Motion seconded, called to vote, 9 in favor, unanimous.**

### **Monthly Reports:**

**In Treasurer Greene's absence, Secretary Wirick will give this month's report.**

As with last month's Treasurer's report, this month's report is only an abbreviated version. Some OLCA accounts remain frozen due to the activities of a few imposters. Because some accounts are frozen, the monthly reports are incomplete and are being used only for budgetary reference by the Board.

### **Road Maintenance Committee Report (read by Secretary Wirick):**

#### **Update on the unpaved side road maintenance program:**

All unpaved "through" side roads from 34<sup>th</sup> Ave up to 41<sup>st</sup> Ave have been serviced. Maintenance service included mowing road sides, opening natural drainages and adding materials where needed.

The final sections of roadways completed this past month were 41<sup>st</sup> Ave from Aulii to Orchidland Drive. And 34<sup>th</sup>, 35<sup>th</sup> and 36<sup>th</sup> between Illima and Ainaloa Drives.

#### **Update on the Main Access Roadway (MAR) maintenance program:**

The primary natural drainage on 40<sup>th</sup> Ave where the pavement used to end, about 1/8 of mile from the intersection with Pohaku Drive was cleared. A build-up of materials from previous flooding was removed from the opening of the natural drainage and the materials were redistributed along some the roadway shoulders of the newly paved section of 40<sup>th</sup> Ave.

Over the past month, potholes were filled a number of times on lower Orchidland Drive from the intersection of Hwy 130 to the entrance of Blanes. This short section of Main Access Roadway is the worst paved section in all of Orchidland Estates – many deep cracks in the asphalt surface combined with ponding during rains (due to improper drainage) and heavy traffic makes this short section in constant need of repair. This is an ongoing road maintenance issue and a potential liability risk -- the RMC is working towards a cooperative long-term solution with Commercial property owners in this area.

#### **Other road maintenance updates:**

The final 600' of Aulii Drive above 41<sup>st</sup> Ave was mowed and sprayed to prevent regrowth. This short section of unpaved roadway had overgrown with vegetation preventing a new property owner from accessing her two recently purchased Orchidland properties.

**Upcoming unpaved side road maintenance:**

The next streets to be serviced are the cross streets Melia and Kiele between 37<sup>th</sup> and 38<sup>th</sup> (between Orchidland and Aulii Drives). Shortly thereafter, the cross streets Melekule and Kehoulani between 39<sup>th</sup> and 37<sup>th</sup> Ave (between Laniuma and Pohaku Drives). Then the maintenance crew will service the dead end roadways: beginning at the top of Aulii and Orchidland Drives and Keala above 41<sup>st</sup>. Then service the dead end roadways off of Pohaku Drive, 39<sup>th</sup> and Mapuana. And finally the dead end roadways off of the Kurtis 40<sup>th</sup> Ave., Napua, Oliana, Pikaki and Pualani. Once completed, all unpaved side roads will have been serviced.

**Unpaved Main Access Road (MAR) maintenance and shoulder work continues:**

Ongoing maintenance is also scheduled for the 650' section of upper Pohaku Drive, Laniuma Drive from 39<sup>th</sup> to 40<sup>th</sup> Ave, Illima Drive from 36<sup>th</sup> to 37<sup>th</sup> Ave, and 40<sup>th</sup> Ave from Orchidland to Pohaku Drive. And the shoulders along the newly paved section of 40<sup>th</sup> Ave up to the intersection with Pohaku Drive.

**Topics of RMC discussion:**

-- Updates on proposed purchase of the "cold-milled asphalt pavement" from the Hawaii State Hwy Dept from the road project near Keaau.

We are waiting for the State to put the "cold-milled" product up for bid. Apparently other State agencies have the first right to use of this material. We should know the status of this potential sale of materials soon.

Estimated costs for hauling, distribution and compaction. The current bid for hauling is \$100 per load (if the State loads trucks) and \$2000 per day to distribute and compact. Estimated truck- loads of material is about 100 (\$10,000). Estimated days of work is about 5 days (\$10,000).

-- Discussion continues on how to proceed with the necessary repairs to lower Orchidland Drive from Hwy 130 to the entrance of Blanes. Various methods have been discussed on how to repair this failing section of roadway. Efforts will be made to contact and work with the commercial property owners in the area and come up with a long term solution by working together. Plus, a discussion will be taken to the BOD regarding the questionable Commercial road fee schedule.

-- Last month the RMC was asked to look into the possibility of closing off the 34<sup>th</sup> Ave entrance and exit from and Aianloa Drive. This area has been surveyed by RMC members and is on the agenda to be discussed with the OLCA's legal counsel sometime this month.

-- It has been proposed that RMC members survey roadways on a monthly basis and bring the reports/ updates to the monthly RMC meetings. This proposal will be put into action over the next months.

**Motions approved by the RMC, recommended for approval by the BOD:**

**Motion to approve up to \$3000 to complete the final phase of the signage project.**

**Motioned was seconded**

**Discussion:** The RMC is now in the final phase the extensive signage project started months ago. Funding for posts, installation materials and installation costs are needed to complete this project.

The final signage installation locations include: 39<sup>th</sup> and Laniuma Drive (2 STOP signs), 38<sup>th</sup> and Laniuma (1 STOP sign), the cross roads of 34<sup>th</sup>, 35<sup>th</sup>, 36<sup>th</sup> (2 STOP signs each) and the end of Illima at 37<sup>th</sup> Ave (1 STOP sign). Also, 41<sup>st</sup> Ave at Orchidland Drive, and the outbound lane of Orchidland Drive at 41<sup>st</sup> Ave (2 STOP signs total). Additional STOP signs and posts where needed. Plus DEAD END and 15 MPH stickers for the back side of STOP signs placed at the beginning of no outlet roadways.

In addition, full-sized "Road Floods During Rain" signs on 40<sup>th</sup> Ave on each side of the natural drainage near where the old pavement had ended (2 signs total), and on Pohaku Drive on each side of the 39<sup>th</sup> (2 signs total). One "Dip" sign for the outbound lane of Aulii just below 38<sup>th</sup> Ave. And two "Disabled Person" signs for 40<sup>th</sup> Ave, one installed near Oliana and the other near the intersection with Pohaku Drive.

**More discussion? Motion called to vote, 9 in favor, unanimous.**

**Motion to approve up to \$1000 to repair and prepare the OLCA Kubota tractor for sale at auction.**

**Motion seconded**

**Discussion:** Last year at this time, under the advisement of OLCA's insurance agent, the OLCA Kubota tractor was put into storage to limit the liability risk it presented to the Association. The medium sized farm tractor with a pull behind PTO mower was potentially hazardous. The sale of the OLCA Kubota tractor was approved by the 2015-16 RMC, the funds from the sale would go directly into Orchidland road maintenance to be performed by fully insured operators with their own equipment and valid State business licenses. The estimated value of the OLCA Kubota tractor and accessories are still being determined by a local tractor company representative. The guesstimated value of the tractor is between \$13-\$15,000

**More discussion? Motion called to vote, 9 in favor, unanimous.**

**General BOD Discussion:**

-- There was a discussion regarding a request by the BOD for a CPA audit of fiscal years 2013-14, 2014-15, 2015-16 . These audits would provide an overview and recommendations for future financial operations. The cost for this CPA service will be explored.

-- There was a discussion regarding OLCA roadway right-of-ways. Of particular concern are rocks and other objects placed close to the roadway. These objects are potential hazards for vehicles and mowing equipment. The BOD will work on a procedure and policy regarding this issue and will submit it to the OLCA attorney for review.

-- Discussion regarding requests for more Post Office boxes within Orchidland Estates. There will be an attempt made to contact the USPS and to get more PO Boxes placed within Orchidland some proposed locations discussed include 40<sup>th</sup> Ave (Kurtistown side), Pohaku, Laniuma, Auli'i and Ilima Drives.

-- The final BOD discussion referenced the current Neighborhood Watch program within Orchidland Estates. Attempts were made to locate them online but nothing was found.

As of fiscal year 2015-16 the Neighborhood Watch program in Orchidland was formally removed as an entity of OLCA, it no longer falls under the umbrella of OLCA primarily because

of the potential insurance liability risk it presents the Association. It was clarified, once again, OLCA is not affiliated with the Orchidland Neighborhood Watch, it is a separate entity and presumably carries its own liability insurance coverage.

Fortunately, Sharon McCartin, the former coordinator of the Neighborhood Watch program for Orchidland was in attendance as a guest. She was asked to provide contact information for the program. Sharon McCartin responded that there is no current website. And that she would provide us with contact information via email. She indicated that the group meets the 3<sup>rd</sup> Thursday of the month at Blanes on Orchidland Drive in the evening.

When the contact information for Neighborhood Watch is received, it will be posted. For reference, please contact the Hawaii Police Dept. before contacting Neighborhood Watch.

**Hawaii Police Dept. (HPD) contact numbers:**

Emergency: 911

Non-emergency: 808-935-3311

Community Police Officer for Orchidland, DuWayne Waipa, 808-965-2716

**BOD and Committee updates and announcements:**

-- Updates on the Social and Community lot development (Hui Hoaloha) Committees by BOD appointed liaison Secretary Wirick:

On September 10, 2016 OLCA held the second Harvest Sharing event at the Hui Hoaloha (Community Gathering Place) on the Community lot. It was another great success: harvests, plants and seedlings were shared as well as potluck dishes and good conversations. A special presentation was given by Jeremai Cann on Rat Lungworm Disease. Jeremai is a survivor of RLWD and was able to educate us on how to avoid infection and more.

The Harvest Sharing event at the Hui Hoaloha is the second Saturday of each month from 10am to 2pm, located at the corner of Orchidland Drive and 36<sup>th</sup> Ave. All Orchidland residents and guests are invited to attend. For more information go to [www.Orchidland.org](http://www.Orchidland.org) and click on the Facebook link. The next OLCA Harvest Sharing event is October 8<sup>th</sup>.

In addition this month, OLCA Secretary Wirick on behalf of Committee and Board members emailed a second formal invitation to Sherri Carden, the representative and liaison for Orchidland Neighbors (ON), to work cooperatively with ON and the Hilo Food Basket on upcoming monthly food distribution at the OLCA Community lot. OLCA offered to set up the 20'x40' pole tent, provide off-street parking and access to a porta john. And also provide assistance with food distribution.

ON representative Sherri Carden responded that ON would consider the generous offer from OLCA in motion at their BOD meeting on September 21, 2016.

**Guest Input:** Guests in attendance included Sharon McCartin, Carrie Walters and Lloyd Swierenga. Sharon McCartin inquired about OLCA monthly financial statements and was informed that since April these statements were incomplete due to frozen accounts as stated in the Treasurer's report. She also inquired about Minutes not posted online due to

insufficient information, and she was informed that the specific information that was requested last year to complete these Minutes has still not been provided. The other guests had no questions.

**Motion to adjourn meeting, seconded, 9 in favor, unanimous, meeting adjourned at 8:33pm.**

**Submitted by:**

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**Frederic Wirick, Secretary**

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**Date**