

Orchidland Community Association, Inc.
c/o Data Processing Services, Inc.
99 Aupuni Street, Suite 206
Hilo, HI 96720-4277

Official Website: www.Orchidland.org
Orchidlandcommunityassociation@gmail.com
Phone: 808-464-5598

Board of Directors

President

Doug Anderson

Vice President

Tara Brandon

Treasurer

Hershel Hood

Secretary

Frederic (Ric) Wirick

Directors:

John Erickson

Sky Platt

Tegen Greene

Steve (Mongo) Lyon

Jeremai Cann

Brennan Low

Brian Murphy

Semi-Annual Membership Meeting

May 1, 2021 via
Zoom online
conferencing

Road Committee* and Board Meetings are open to membership and guests:

2nd and 3rd Tuesday of
the month via Zoom
online conferencing

For more information
regarding Zoom
online conferencing
please visit our
homepage at [www.
Orchidland.org](http://www.Orchidland.org)

March 2021 Newsletter

Aloha Orchidland Community Association Members,

Your participation is key to the building and maintenance of our growing Community. As a Community Association, a 414D and 501c4 nonprofit, Orchidland Community Association, Inc. (OLCA) remains a democratically controlled association with the membership approving elections, annual budgets, road fees and more via annual ballot voting. These OLCA Ballots are sent out in this, the March Newsletter. Mahalo for your participation in this democratic process. For more details please visit www.Orchidland.org for Ballots, Minutes, Monthly Financials and more.

2021 is a big year and an election-year for some OLCA Board of Directors (BOD) – your Association elected, volunteer representatives and managers. Over the past year we had a number of members step up in preparation for this upcoming OLCA 2021-22 election. See page 3, Candidate Statements.

OLCA road maintenance and improvements of the 40 miles of roads within Orchidland Estates is a top priority of the Road Maintenance Committee (RMC) and has been since July 2015. OLCA has about 30 miles of unpaved roads, 6.5 miles of asphalt paved roads and 3.5 miles of chip-sealed roads.

In 2015 all the chip-sealed roads were recoated. Since 2015, all 30 miles of unpaved roads have been maintained at least once or twice a year. Prior to 2015, only select roads were maintained and some unpaved roads had not seen maintenance for almost a decade. Since 2015, potholes on paved and chip sealed roads have been filled on a monthly basis and more often when needed.

This fiscal-year, 2020-21, with the Covid-19 pandemic and economic disruptions, OLCA funding has been reduced and slow coming in, but road maintenance continues as funding becomes available (see RMC report page 2).

The proposed OLCA annual budget, fee schedule and more are enclosed, see page 5. For convenience, MRMA payments and donations can now be made by credit card and online at www.Orchidland.org – Mahalo for your participation.

OLCA ROAD MAINTENANCE COMMITTEE (RMC) REPORT AND PROPOSED MOTIONS, PAGE 2

Please reference the October 2020 Newsletter cover page and RMC report at www.Orchidland.org , Newsletters -- for road maintenance that was completed from July 2020 to the end of the calendar-year.

Paved and unpaved/ unimproved road maintenance updates: with the heavy rain storms over the past months, pothole filling has become a continuous process on paved roads (chipsealed and asphalt) were needed -- and on unpaved/ unimproved roads. AT&H is addressing pothole repairs on all roads. On unpaved/ unimproved roads the cost has been about \$1000 per mile, which includes materials (1 ½" to 2 ½" base course or drain rock) and labor. Objective, fill potholes and/ or washouts to maintain the posted 15-mph speed limit.

Unpaved/ unimproved roads serviced: from 40th to 35th Ave. between Pohaku and Orchidland Drive. Plus, cross-streets and dead-end roads in this section. Service has also begun between Orchidland and Auli'i Drive on 34th Ave and will continue up to 41st Ave. Cross-streets and dead-end roads in this section will be serviced as well. Service will continue from 34th to 37th Ave from Auli'i to Ilima Drive.

Paving funds were insufficient to move forward with any asphalt paving this fiscal-year.

Fortunately, with a recent second wave of MRMA payments more unpaved/ unimproved road and road side maintenance will be scheduled and completed before the end of the fiscal-year, ending June 30th.

The following three **Motions** have been approved and are recommended by the RMC and BOD for membership approval. These will appear on the OLCA Ballot, they have been included below with discussion for reference and review.

Motion to approve the OLCA MRMA (Mandatory Road Maintenance Assessment) fee of \$200 for fiscal year 2021-22, of which at least \$50 will go towards asphalt paving.

Discussion: The OLCA RMC and BOD has suggested to keep the annual MRMA at \$200 to encourage more participation by Orchidland residents. More participation, more payments of the MRMA by more Orchidland property owners will allow for more road maintenance and road improvements to be completed in fiscal-year 2021-22.

Motion to approve the Commercial MRMA fee schedule for businesses and the church on lower Orchidland Drive for fiscal-year 2020-21 as \$2000.

Discussion: the commercial business and church traffic on lower Orchidland Drive, plus flooding issues and a deteriorating roadway have led to annual repair and maintenance costs of over \$10,000 per year. Since there are currently five separate commercial property owners (including the church) on lower Orchidland Drive from Hwy 130 to 34th. If we simply divide \$10,000 in repair costs by 5 = \$2000.

Motion to increase the Mandatory Road Maintenance Assessment (MRMA) for small businesses that require additional traffic to and from their locations within Orchidland Estates. This small business MRMA will be double the standard resident MRMA.

Discussion: additional traffic on OLCA private roads requires additional road service and maintenance. This increase, double the standard MRMA fee will help offset these costs. Current MRMA is \$200 x 2 = \$400

2021-22 OLCA CANDIDATE STATEMENTS, PAGE 3

Following is a list of candidate statements for the OLCA Board of Directors (BOD). OLCA's March Newsletter Ballots ensure Board elections so that OLCA corporate business continues without interruption.

John Erickson, completing his first 3-year term of elected/ volunteer service and is currently serving as the Road Maintenance Committee Chairperson. John is a carpenter and former contractor by trade.

"It has been a journey to participate on our board. One that gives me the opportunity to serve all of us. It's a big job and I believe it involves all of us to some degree.

With your support I will continue to serve as a productive member of something larger than me, OLCA."

Tara Brandon, Aloha Neighbors, I was born, raised, and educated in Montana. Attending college at MSU Northern and The University of Great Falls. I have had personal ties with the Big Island for almost twenty years. Last March, I chose Orchidland as my new home.

I have previously served in my home town as Alderwoman on the City Council, representing Ward 4. I have led several Community Clean Up Days and worked with Homeless Outreach Programs for many years. I am currently the President of Kūlia I Ka Nu'u Outreach and have been serving as an Interim on the OLCA Board since October of 2020.

With my previous experience in Community Service and City Council, I look forward to being a positive influence in this beautiful community I now call home. Mahalo

Brian Murphy, Aloha, I am currently serving as an interim OLCA Board member. I've lived on Maui the last 2 decades, and was active in County and State issues, as Director of Maui County Citizens for Democracy in Action and Patients Without Time. Our organizations made scores of public service announcements, organized voter's registration

drives, and submitted testimonies to the legislature.

I have recently purchased my retirement home in Orchidland, joining with a community of small farmers to produce healthy food for ourselves and our families, and produce food to help grow Hawaii's food security. Since Hawaii is importing almost all our food reinforces the need to protect our agricultural zoning, grow our food hubs, and support our agricultural community programs.

I look forward to watching Orchidland's Agricultural Community grow and mature. I will work diligently to protect and promote the goals of the community as democratically envisioned by the members of our fast-growing community.

Charles M. Heaukūlani, Man of God, Husband, Father, Grandfather, Farmer, Rancher, Trial Attorney, Entrepreneur, Investor, Politician, Musician, Surfer, Paddler, Runner, Biker.

Aloha no wau ia Moku o Keawe, a me Mokupuni o Puna, a me ku'u home o Orchidland (I love Hawaii Island, and the District of Puna, and our beloved home, Orchidland).

I have been involved with homeowner's associations, both as a principal/homeowner and/or as a legal representative, for more than 35 years. I have the skillset, experience and personal and professional connections to make our community even more special. I believe we live in one of the most beautiful places on this planet. It is our kuleana (obligation/responsibility) to malama (care for and protect) this special place for our friends and neighbors and for the generations yet to come.

I would be honored if you cast a vote for me as your representative on the Board of Directors.

lesū pū

OLCA MARCH 2021 NEWSLETTER, PAGE 4

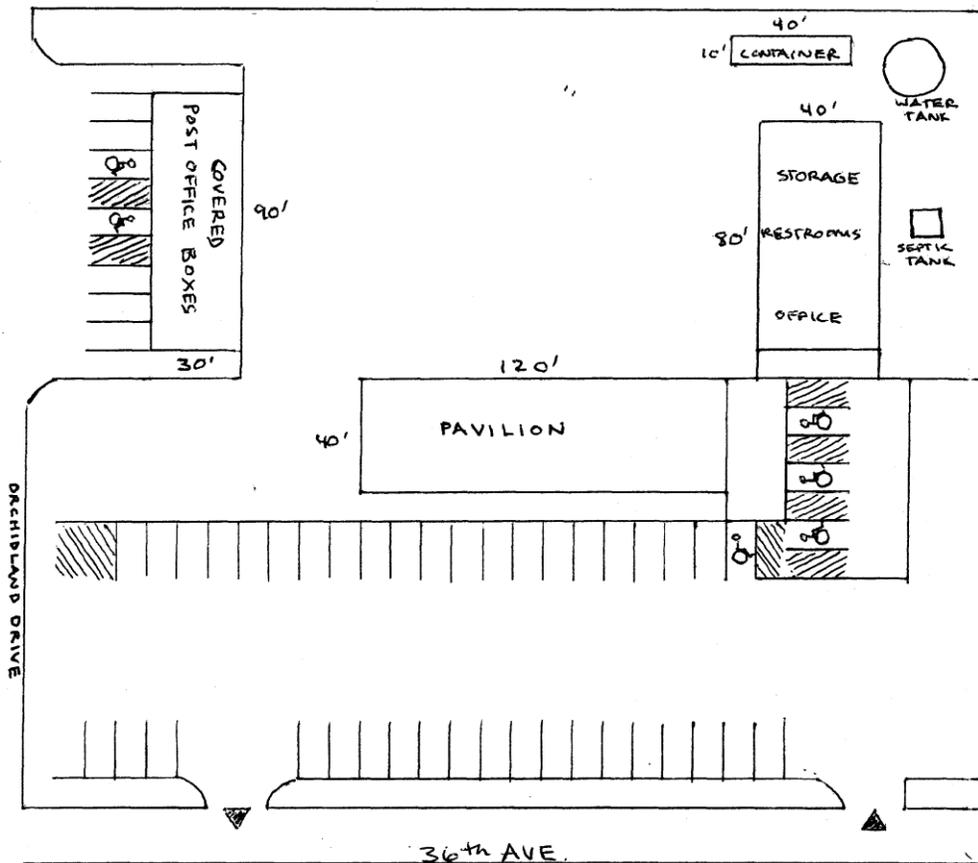
Updates on the OLCA Community Lot Development Committee (CLDC) and the formation of the Agri-Cultural Center (ACC/ 501c3): the CLDC was reactivated by the OLCA Board (501c4) on or about November 2019. CLDC's stated purpose: to revise site plan for the Community Center, primarily a pavilion, to begin fundraising and move forward with improvements when funds become available.

In December 2019, the OLCA Board approved the formation of separate entity, the OLCA Agri-Cultural Center (ACC) (501c3) – with a primary purpose to fundraise for a Community Center, primarily a pavilion, and to host regularly scheduled agricultural and cultural (charity/ educational) events and presentations.

In January 2020, the OLCA Board approved a preliminary long-term lease agreement with the ACC, to move forward with site improvements at the OLCA Community Lot. And over the following months, approved funding for necessary ACC start-up costs. All funds coming from the OLCA Community Lot fund -- by donation (not MRMA's).

In April 2020, the OLCA Agri-Cultural Center was approved by the IRS as a 501c3, nonprofit, and able to receive tax deductible donations, government grants and loans. But first, the ACC needed an approved project and directive from the CLDC and OLCA Board.

From July to November 2020: the CLDC and BOD approved the revised 2020 site plan for the Community Center, the 40' x 120' pavilion (phase 1) and the formal lease agreement for the ACC at the OLCA Community Lot. The CLDC recommended and OLCA Board approved these related Motions -- and the ACC (501c3) has been given the directive to move forward with fundraising for the approved pavilion. See approved OLCA site plan below:



OLCA 2021-22 PROPOSED BUDGET AND INTEGRATED FINANCIAL REPORT

Drafted by OLCA Treasurer Hershel Hood, financials DPSI, OLCA bookkeeper, Hilo, Hawaii.

Total revenue collected from July 1, 2020 to February 28, 2021 is approximately \$ 422,260.00.

Total collections on current-year road Billings (MRMAs) are approximately \$285,961.00

Total collections on all Billings, other than current year are approximately \$136,300.00.

Approximate total expenditures and percentages from July 1, 2020 to February 28, 2021.

1. Road Maintenance Expenses = \$ 153,214.00/ 36.3%
2. Insurance (D&O, Officers and Directors, and general liability) = \$ 29,340.00 / 6.9%
3. Administration Expenses = \$ 35,771.00 / 8.5%
4. Legal = \$ 1,768.00 / 0.4%
5. Community lot Expenses \$4,292.00 / 1.0% (from donations only, not MRMAs)

The amount of funds available for the remainder of this fiscal year ending June 30, 2021 is approximately \$168,254.00.

Administration fees, insurance and expenses approximately \$20,000

With approximately \$148,000.00 that can be spent to repair and maintain our roads.

OLCA Estimated Funding based on the \$200 MRMA for fiscal year 2021- 22

Mandatory Road Maintenance Assessment (MRMA):

\$200 x 2,405 lots @ 100% = \$ 481,000.00. (Includes the 25% for paving projects).

Estimated Total Funds based on fiscal-year 2020-21 MRMAs = \$ 303,030. 00.

This number is based on 63% of the OLCA members paying their MRMAs, 63% is the recent historical average.

OLCA Proposed Budget for fiscal year 2021- 22 based on estimated funding from MRMAs:

1. Road maintenance Expenses	\$162,273.00
2. Paving Expenses	\$ 75,757.00
3. Administration Expenses	\$ 65,000.00
Total	\$303,030.00

OLCA MARCH 2021 NEWSLETTER, PAGE 6

OLCA President's message by Doug Anderson:

Aloha Orchidland Community Association members,

I wish to give the board members, committee members, and many association members who have given of their time and effort my heartfelt thanks.

Keeping this association moving forward efficiently in this time of Covid has had its twists and turns. Finding new ways to hold meetings, communicate with each other, members, contractors, and getting business done has been a ride. And this followed right behind OLCA's five-year battle in court to prevent receivership and the association take over. It did seem like a bit of piling on, but the board and committees have kept their heads down and have been working hard to serve this community in the best way possible. Here are a few broad strings we are pulling on:

1. Working thru different road maintenance contractors, techniques, and materials to find the most cost-effective means of serving the whole association. This with sharply rising costs in material and labor despite not raising road fees. For those that don't understand these costs, one short example. It takes 2 ½ lot road fees to pay for 1 truck load of gravel which would not be enough gravel to spread across the front of 1 spaghetti lot, plus almost any piece of equipment and operator costs \$100 per hour.
2. The board had the community lot cleaned up. Over the past year, the paperwork and process to create a 501c3 has been completed. No road fees used for this process. This 501c3 nonprofit, OLCA Agri-Cultural Center, allows for tax deductible donations and our ability to go after a variety of grants. Building plans and the permit process has been started to construct a pavilion and eventual broad community service platform.
3. A major audit was completed, unrecoverable debt from the inaction of previous boards and due to the 6-year statute of limitations has been removed and processes are being put into place to increase transparency, accountability, and efficiency.

Orchidland's 501c4 only allows liens for nonpayment of money owed for mandatory road maintenance fees. No one gets forced from their property but the association will eventually receive those road fees due upon sale of the property.

4. The board is working very hard to serve this association in the best way possible with very limited resources. We have brought several new members with real world experience in the areas we need and personal desire to build and help the community grow as a family. We want to build something self-sustaining and protected from abuse, please join us in protecting and building our community.

Thank you

**OLCA Membership Election Ballot for 2021-22 Board of Directors
And 2021-22 Budget and Fee Schedule**

Please reference the candidate statements listed on page 3. Once elected or reelected by OLCA Membership ballot vote, these OLCA Board members on July 1, 2021, will begin serving up to 3-year terms. Mahalo for your continued support.

Please mark either YES or NO, on the ballot below:

John Erickson	YES _____	or	NO _____
Tara Brandon	YES _____	or	NO _____
Brian Murphy	YES _____	or	NO _____
Charles Heaukulani	YES _____	or	NO _____

1) Motion to approve the OLCA MRMA (Mandatory Road Maintenance Assessment) fee of \$200 for fiscal year 2021-22, of which at least \$50 will go towards asphalt paving. YES _____ or NO _____

2) Motion to approve the Commercial MRMA fee schedule for businesses and the church on lower Orchidland Drive for fiscal-year 2020-21 as \$2000. YES _____ or NO _____

3) Motion to increase the Mandatory Road Maintenance Assessment (MRMA) for small businesses that require additional traffic to and from their locations within Orchidland Estates for fiscal-year 2021-22. This small business MRMA will be double the standard resident MRMA. YES _____ or NO _____

4) Motion to approve the 2021-22 OLCA Budget as distributed in this March 2021 Newsletter. YES _____ or NO _____

After completing this Ballot please mail/ return to:

Data Processing Services/ DPSI
99 Aupuni Street, Suite 206
Hilo, HI 96720-4277

Please return all ballots for official counting as soon as possible, ballots must be post marked by Saturday May 1, 2021 – or deposited in-person at DPSI by Friday April 30, 2021. Results will be posted online at www.Orchidland.org by the end of May 2021, under the category titled **Ballots**.

Name: _____

Email address:* _____

Tax Map Key(s)/ TMK (s)—see mailing address label: _____

Signature: _____

*Indicate whether you would prefer your OLCA Newsletters/ correspondence by email: YES _____

**ORCHIDLAND COMMUNITY ASSOCIATION
MARCH 2021 NEWSLETTER & BALLOT**

**OLCA Semi-Annual Membership Meeting
Via Zoom online conferencing**

Saturday, May 1st

Zoom check-in begins at 1pm HST

Membership Meeting 2pm to 4pm HST

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