

**Orchidland Community Association
Board of Directors meeting
Approved Minutes
March 21, 2017**

Call to Order: President Steve (Mongo) Lyon presiding; this is the Board of Directors meeting of March 21, 2017 at the Pahoia Community Center the time is 6:41pm.

Roll Call: Steve (Mongo) Lyon, Don Stoner, Tegen Greene, Frederic (Ric) Wirick, Gerald Akana, Sky Platt, Doug Anderson, Chris Coles-Morales.

Paul Imaizumi is out on extended leave while he is caring for his wife, Faith. Our thoughts and prayers are with Faith, Paul and their family.

Motion to approve the Agenda for the BOD meeting of March 21, 2017 as distributed.

Motion seconded, called to vote, 8 in favor, unanimous.

Motion to approve the Minutes of the BOD meeting of February 21, 2017 as distributed.

Motion seconded, called to vote, 8 in favor, unanimous.

President's welcome announcement to members and general public:

Aloha and welcome to the March 2017 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.

Please note, the lawsuit originally launched by a dissident group calling themselves Orchidland Voice on July 1, 2015, and being perpetuated by Barbara Arthurs is still in process. Legal topics and related issues will not be addressed at the OLCA meetings while the lawsuit is in process. Mahalo for your continued support.

Monthly Reports:

Treasurer Tegen Greene: Some OLCA accounts remain frozen; a complete financial report will be given when these accounts are unfrozen.

RMC report read by Secretary Wirick:

Opening statement:

Beginning last month, January 2017 all road maintenance work has been cut back and some projects postponed due to the actions of Orchidland Estates resident Barbara Arthurs. Mrs. Arthurs is the sole plaintiff in the lawsuit that was launched by Orchidland Voice on July 1, 2015

– the complaint was filed against some OLCA Board members and threatened OLCA with dissolution and receivership.

Without a court directive or court approval in March/ April 2016 Mrs. Arthurs approached all 3 OLCA financial institutions and was able to force the freeze of two primary accounts, the frozen funds total over \$120,000. OLCA in-turn was forced to run all corporate business from only one account covering all road maintenance, administration, legal costs, and minor community lot improvements. From May 2016 to January 2017 the RMC and BOD had been able to complete all corporate managerial and operational duties without disruption. But now the malicious actions of Mrs. Arthurs with her forced freeze of over \$120,000 of OLCA funds has caused disruption and puts Orchidland resident's safety and welfare at risk.

Since July 1, 2015 (for the past 20 months) 4 of the 5 current RMC members have managed OLCA's extensive road maintenance program of over 40 miles of private roadways serving over 2400 property owners with very good results and growing Community support.

Signage purchase and installation: (4) "Road Floods During Rain" signs were purchased and were scheduled to be installed last month, but that installation was postponed due to the frozen funds. The signs were to be installed near the intersection of Pohaku and 39th, and also on 40th Ave near the drainage and dip where the new asphalt paving begins. In addition, a water depth post was suggested for this location on 40th Ave as well.

Pothole filling:

Pothole filling remains the top priority even with the scaled-back road maintenance program. A new truckload of cold mix was purchased in February 2017 in preparation for months ahead.

Road side trash removal:

The dumping of abandoned vehicles in Orchidland Estates has been an ongoing problem since the first of the year. Most recently reported was a white Dodge Caravan was dumped near the intersection of Pohaku and 39th Ave. This and other abandoned/ dumped vehicles were reported to the HPD, they notified us that the County would haul these vehicles at no charge. For general reference: if you locate an abandoned vehicle, please report it to the non-emergency HPD dispatch number (808-935-3311) and report the incident: include location, type of vehicle (color, make and model). And then report the incident to OLCA by phone and/or email. Update, the white Dodge Carvan noted earlier has been hauled away.

Road blockage and emergency tree removal:

On February 25, 2017 Secretary Wirick received a report from a Orchidland resident on 35th Ave and Illima that a large ironwood tree had been cut and dropped across 36th Ave between Illima and Ainaloa. The act of vandalism was reported to HPD, an incident report created and the officer remained on scene until the OLCA road maintenance crew/ Ashley tractor and hauling arrived. OLCA paid for the removal service, under \$100, and the road was reopened.

Old Business:

The letter to the commercial property owners on lower Orchidland Drive calling for a meeting to discuss and the proposed roadway improvements has been postponed, due in part to frozen funding issues.

The OLCA Kubota tractor is being repaired and made ready for auction.

The proposed installation of permanent 25 mph speed humps on Pohaku and 40th Ave. has been postponed and put on hold until OLCA funds are unfrozen. This emergency by-pass route, “the elbow” has also begun to experience a slightly heavier traffic flow because there is new road construction underway near the intersection of Hwy 130 and Pohaku Drive.

The RMC recommends the following approved RMC motion for Board approval:

Motion to increase the Mandatory Road Maintenance Assessment (MRMA) fee for the fiscal year 2017-18 to \$200, at least \$50 of which will go towards the asphalt paving of Main Access Roadways (MAR).

Motion seconded

Discussion: At the Board meeting of February 21, 2017 we discussed an MRMA of \$150 with an additional \$50 for paving, and discussed whether or not these two fees could be combined together into a \$200 MRMA. The OLCA Bylaws, Article 4 – MRMA & Collection, third paragraph states: “Monies collected for MRMA’s shall only be used for road maintenance and road improvement projects...” Since asphalt paving is a road improvement project it is now clear that it can be integrated into an MRMA increase. Also in accordance to the OLCA Bylaws, Article 4 – MRMA and Collection, end of first paragraph: Change in the MRMA shall be recommended by the BOD and submitted for approval to the membership by a simple majority of votes cast.

The list below is a comparison of the previous six years of MRMA’s approved by Membership vote and also the proposed MRMA for 2017-18:

- 2012-13, \$150 MRMA (with at least \$65 towards chip seal recoating)
- 2013-14, \$150 MRMA (with at least \$65 towards chip seal recoating)
- 2014-15, proposed MRMA fee schedules failed, the \$85 fee charged was not mandatory.
- 2015-16, \$100 MRMA and \$100 Paving Assessment
- 2016-17, \$100 MRMA and a not mandatory Paving fee of \$100.
- 2017-18, proposed \$200 MRMA (with at least \$50 towards asphalt paving of Main Access Roads)

The list below is of the remaining Main Access Roadways on the Paving Plan for consideration:

- Upper Pohaku Drive from where the asphalt pavement ends to where the new asphalt pavement begins, approximately 650’.
- Laniuma Drive from 39th to 40th Ave., approximately one third of one mile.
- Illima Drive from 36th to 37th Ave., approximately one third of a one mile.

Please note the Paving Plan was written and is designated as a “living document” and as such, allows the RMC and Board to determine which roadways should receive highest priority. The

Main Access Roadways in greatest need of most repair and maintenance coupled with highest traffic flow will most likely receive highest priority.

Motion called to vote, 8 in favor, unanimous.

New Business:

Motion to approve the revised Collections Policy of June 2016

Motion seconded

Discussion: The new Collections Policy was approved at the June 21, 2016 Board meeting, this policy will be put into effect as of June 30, 2017. One recommended revision was made earlier this month after contacting a local collections agency:

5) At the end of year-one (1) the debt will be turned over to a collections agency.

The previous 5) At the end of year 5 (5).

The primary reason for this change is the more years the debt goes uncollected the more difficult to collect. The debt collection service charge ranges from 35% to 45% of the collected debt.

After Board approval this policy will go to the OLCA Corporate counsel for final review, and it will be posted online and also posted in the upcoming March Newsletter.

The primary purposes of this policy is to increase the total number of OLCA property owners paying their annual Mandatory Road Maintenance Assessment (MRMA) fees, and also to reduce the outstanding debt owed to OLCA by delinquent OLCA property owners.

The end result would benefit the all residents of Orchidland Estates: MRMA fees go toward more road maintenance and improvements, helps to reduce road related liability risks, improves road safety, and helps to reduce OLCA insurance premium costs.

Motion called to vote, 8 in favor, unanimous.

Motion to increase the OLCA Property Title Transfer Fee from \$100 to \$200, effective July 1, 2017.

Motion seconded

Discussion: OLCA Accountant & Bookkeeper Ken Ah Lo of Data Processing Services, Inc. recommended that we raise the OLCA property title transfer fee to more accurately reflect what other associations are charging. This fee is charged only when a title is transferred, and increased cost helps to pay for additional administrative services. Mr. Ah Lo, will be notified after this motion passes and he will inform the appropriate agencies of the change.

Motion called to vote, 8 in favor, unanimous.

Board updates on previous topics and/or requests:

At the end of the February 2017 Board meeting, a guest Virginia Aste, vice president of Orchidland Neighbors presented some Board members with a letter requesting the use of the OLCA Community lot for ON Food Basket distribution the last Wednesday of each month. Earlier this month an email response was approved by President Lyon and sent on behalf of the OLCA Board to Ms. Aste/ Orchidland Neighbors regarding this request, a copy was provided to the Board via email.

Long and short, since that email was sent there has been no response from ON concerning their request, and according to their latest flyers they have already coordinated with the Mormon

Church on the corner of Orchidland Drive and Hwy 130 regarding monthly food distribution in Orchidland Estates.

Please note, the OLCA Board is still in the process of completing the Policies and Procedures regarding the use of the OLCA Community lot by non-affiliated groups.

Monthly Report from the Social and Community lot Committee read by Chris Coles-Morales:

We held the eighth consecutive Harvest Sharing and potluck social event at the OLCA Community lot/ Hui Hoaloha on Saturday March 11th from 1 to 4pm. The planting of fruit trees was the featured Community event. The plan is to plant at least one tree per OLCA's second Saturday's event until the Community orchard is completed.

The hope and plan of the Social/ Community lot Committee is to continue to move forward with a number of Board approved projects as soon as the funds that were forced frozen by Orchidland resident Barbara Arthurs become unfrozen. To date, over \$12,000 of OLCA resident donations -- funds specifically for OLCA Community lot development have been frozen. One big project on hold is the large grassy playing field for the keikis of our Community, if these funds had not been frozen these keikis would have a field to play on today!

The next Harvest Sharing, potluck social event is scheduled for the second Saturday of April, April 8th, from 1 to 4pm, and will feature Taiko drummers, Hui Okinawa Kubudo Taiko, from 2:30 to 3:30pm. All Orchidland residents and guests are welcomed and encouraged to attend. Aloha!

Announcements:

The Annual Membership Meeting is scheduled for Saturday April 29, 2017. It will be held at the OLCA Community lot near the intersection of Orchidland Drive and 36th Ave. The Annual Membership Meeting will be held from 2pm to 4pm: Agenda will include Annual Reports, and also Motions to approve the 2017-18 Mandatory Road Maintenance Assessment (MRMA) fee schedule and to approve the 2017-18 Fiscal Budget.

Also please plan to arrive early on Saturday April 29th at the Community lot for the potluck/ social event from 12 noon until 2pm -- meet your current Board of Directors, Committee and Community members.

For more information on upcoming events, meetings and more please visit

www.Orchidland.org and also click on the Facebook link.

Or call the new Orchidland Community Association phone number: 808-464-5598, and please leave a voicemail.

Also, Board member Chris Coles-Morales has been posting locations and times of OLCA meetings and events in local newspapers and on other online resources.

Board business completed, no questions from the guests present.

Motion to adjourn, unanimous, 8 in favor, BOD meeting adjourned at 7:19pm.

Submitted by:

Frederic Wirick, Secretary

Date