

**Orchidland Community Association
Board of Directors Meeting
Approved Minutes
June 20, 2017**

Call to Order: President Steve (Mongo) Lyon presiding; this is the Board of Directors meeting of June 20, 2017 at the Pahoia Community Center the time is 6:47pm.

Roll Call: Steve (Mongo) Lyon, Don Stoner, Tegen Greene, Frederic Wirick, Gerald Akana, Sky Platt, Chris Coles-Morales, Steve Baca and Doug Anderson via telephonic conference call from the mainland.

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 as distributed for June 20, 2017
Seconded, called to vote, 9 in favor, unanimous vote.**

**Motion to approve the Minutes of the BOD meeting of May 16, 2017 as distributed.
Seconded, called to vote, 9 in favor, unanimous vote.**

President's welcome announcement to members and general public:

Aloha and welcome to the June 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 Greene: Some OLCA accounts remain frozen; a complete financial report will be given when these accounts are unfrozen.

Road Maintenance Committee report read by Secretary Wirick.

RMC report read by Secretary Wirick:

Opening statement:

July 1, 2017 begins the new fiscal year 2017-18. The OLCA Membership has approved both the Annual Budget as well as the Fee Schedule of \$200 Mandatory Road Maintenance Assessment (MRMA) fee. The 2017-18 billing will be sent out in July and by August the OLCA Road Maintenance program will be once again moving forward at full speed.

In the meantime, since 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 23 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.

Monthly RMC Report:

Unpaved, side road maintenance: as a result of the OLCA March 2017 Newsletter and the new Collections Policy, some members of the community have stepped up to pay their overdue road fees. These new funds have allowed some road maintenance including the opening natural drainages and grading on the unpaved Main Access Roadways of Pohaku Drive (600'), Laniuma Drive from 39th to 40th Ave, and 40th Ave between Laniuma and Pohaku Drive. 40th Ave between Laniuma and Orchidland Drive is also scheduled to be serviced soon.

Pothole filling:

Pothole filling remains the top priority even with the scaled-back road maintenance program. During the past month potholes were filled where needed on Main Access Roadways, the worst and most hazardous location being lower Orchidland Drive between Hwy 130 and the entrance to Blanes Diner.

Signage purchase and installation: (4) "Road Floods During Rain" signs were purchased 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.

Road side abandoned vehicles:

The dumping of abandoned vehicles in Orchidland Estates has been an ongoing problem since the first of the year. Please immediately report abandoned/ dumped vehicles 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.

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 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.

Additional road related reports:

-- As noted last month, the 25 mph speed limit sign and post near the intersection of Pohaku Drive and 36th Ave were knocked down. The Road Maintenance crew has the sign and post and it will be repaired and re-installed when funding becomes available.

-- As noted last month, there is a small puka in the roadway on 36th Ave between Orchidland and Laniuma Drive between power pole 11 and 12 that needs to be filled. This repair will be made when funding becomes available.

-- On or about May 14, 2017 Board member Doug Anderson reported damage to the pavement on Laniuma Drive just above 38th Ave on the north side of the roadway. Apparently a D-9 dozer was unloaded too close to the pavement and one track caused some damage, including the lifting/ rolling of the pavement. The D-9 dozer was still onsite. Photos were taken of the damage and the parked dozer.

No report of the damage was made by either the heavy equipment delivery company or the dozer operator. HPD was later contacted and an incident report completed:

Report # M17028238.

At a later date, Secretary Wirick made direct contact with the operator/ owner of Kalaheo Trucking on-site. Apparently the operator/ owner was the former foreman of HPP’s road crew and said that he could repair the damages. Proper repair techniques were discussed but Secretary Wirick indicated the type of repair to be completed and by who would be determined by the RMC.

-- On or about May 30, 2017 both STOP signs and posts were knocked down at the intersection of Orchidland Drive and 38th Ave. Board and RMC member Chris Coles-Morales called the HPD regarding the incident: Report # M17031042

Chris has secured the signs and posts until funds become available to repair and reinstall them.

General Updates:

The following was approved by OLCA Membership via ballot vote:

- 1) The 2017-18 OLCA Budget
- 2) The 2017-18 Mandatory Road Maintenance Assessment fee of \$200, with at least \$50 going towards asphalt paving.

3) All six OLCA candidates, current interim Board of Directors, have been elected for up to 3 year terms beginning July 1, 2017.

Guest input: President Lyon noted and handled out his preliminary report on proposed right-of-way policies and procedures. This will be reviewed and discussed by the RMC for recommendation to the BOD next month.

That concludes the RMC report. The following motions were unanimously approved by the RMC and are now recommended to the OLCA Board of Directors for approval tonight.

1) Chart of Accounts: The Chart of Accounts is basically a record of where and how money is being spent. We have been asked to develop a simplified Chart of Accounts (COA) for OLCA roadways to be enacted July 1, 2017, the beginning of fiscal year 2017-18. The categories of past COA were too numerous, complicated and costly to bookkeep. Fortunately since July 1, 2015, the RMC's directive has been to simplify the road maintenance process. For instance, when road maintenance begins on the 30 miles of unpaved roadways, a full rotation of service is completed, all 30 miles are serviced. When pothole filling is needed, all Main Access Roadways in need of pothole repairs are serviced.

A motion to approve the OLCA Chart of Accounts for OLCA Roads with the following categories, noting each category containing separate subcategories for both labor and materials:

- Paved Main Access Roadways
- Unpaved Main Access Roadways
- Unpaved Side-Roads
- Signage
- Pothole Filling
- Road Side Mowing and Tree Trimming
- Right-of-way Improvements
- Obstruction Removal
- Emergency Repairs and Catastrophic Events

Seconded, called to vote, 9 in favor, unanimous vote.

2) Formal update of the Collections Policies and Procedures.

Please note these are the Policies and Procedures and not the new Collections Policy that has already been approved by the Board.

Updated Collections Policies and Procedures were distributed by email.

A motion to approve the updated Collections Policies and Procedures as distributed and to be enacted July 1, 2017.

Seconded, called to vote, 9 in favor, unanimous vote.

New Business:

The current OLCA Board of Directors, 11 members total, have been operating and managing OLCA since July 1, 2016, for fiscal year 2016-17. The recent OLCA Membership election confirms

that this 11 member OLCA Board will continue to serve through the fiscal year 2017-18, beginning July 1, 2017.

Our next regularly scheduled monthly BOD meeting is July 18, 2017. In order to continue all OLCA business and fiduciary duties beginning July 1, 2017 we present the following motions:

1) Motion to formally accept the OLCA Membership Ballot results of 2017-18 as posted online at www.Orchidland.org for the election of the following 6 members to the OLCA Board of Directors for up to 3-year terms beginning July 1, 2017: President Steve (Mongo) Lyon, Doug Anderson, Chris Coles-Morales, Jeremai Cann, Steve Baca and Paul Imaizumi.

Seconded, called to vote, 9 in favor, unanimous vote.

2) Motion to elect the following OLCA Officers to continue their service as of July 1, 2017, through fiscal year 2017-18: President Steve (Mongo) Lyon, Vice President Don Stoner, Treasurer Tegen Greene, Secretary Frederic Wirick.

Seconded, called to vote, 9 in favor, unanimous vote.

3) Motion to approve the payment of the OLCA General Liability Insurance policy for fiscal year 2017-18.

Seconded.

Discussion: The annual payment of the OLCA General Liability Insurance policy is due by July 2017. Our Servco Ins. agent has sent a renewal premium quoted at \$8141.49. This annual policy protects OLCA against liability claims. In addition to the over 40 miles of OLCA roadways, the once a month social events scheduled at the OLCA Community lot are included in this quote, that cost is \$264 annually.

Seconded, called to vote, 9 in favor, unanimous vote.

4) Motion to approve the purchase of a 2 terabyte stand-alone hard-drive for the storage of HD video recordings of OLCA Board of Directors and General Membership Meetings from January 2016 to present. The purchase price of 2 TB hard drive up to \$100.

Second

Discussion: OLCA's contracted professional videographer has requested the purchase of the 2 TB hard drive in order to store all recorded HD video in one place and to free up his storage space.

Seconded, called to vote, 8 in favor and 1 abstention.

Social/ Community Lot Committee updates read by Chris Coles-Morales:

This past Saturday, 10th -- marked the 11th consecutive monthly Harvest Sharing/ potluck social event. In addition to harvest sharing, good food and conversation prevailed. The special presentation was by Jen from Paradise Nectar on "Treatment Free Beekeeping and Sustainable Living." Jen is an expert in the field and shared her wonderful Bee story. For more information visit www.Paradisnectar.com , she offers courses, has written a book called Intuitive

Treatment-Free Tropical Beekeeping which is available online or at the Locavore Store in Hilo, she also sells honey and value added bee products, plus manufactures top-bar bee hives and provides guidance and installation.

The experience with Jen last Saturday has encouraged us to make the move and to expand the monthly Harvest Sharing event to include an Orchidland Farmers Market.

The launch date of the Orchidland Farmers Market is Saturday, July 8th from 10am to 2pm, this will be a monthly event the second Saturday of every month from 10am to 2pm. If you would like to apply for approval to become a Farmers Market vendor, please contact OLCA Community lot co-chairs Edie Valentine or Merlin Foreman at the monthly events.

It also sounds like a monthly Swap Meet may be added to the second Saturday event at the in August.

And now for the grand finale`, Beth Wewers, former Committee chair, has stepped up again this year to direct the 2nd Annual Free Pancake Breakfast scheduled for Saturday, July 8th from 11am to pau. Yes, three events in one! Saturday, July 8th!

The OLCA Community Lot has truly become an Orchidland Community Gathering Place, our Hui Hoaloha.

Mahalo for your continued support.

Guest input: Just a reminder, 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.”

Member and guest Lee Strickland had some general questions regarding signage and the enforcement of the posted speed limit. He also had some questions regarding signage, improvements and upcoming events at the OLCA Community lot.

That concluded the BOD meeting of June 20, 2017.

Motion to adjourn, seconded, called to vote, 8 in favor. Note, OLCA Board member Doug Anderson, signed off after final motion vote.

The time is 7:34pm.

Submitted by:

Frederic Wirick, Secretary

Date

