

**Orchidland Community Association
Board of Directors Meeting
Approved Minutes
September 19, 2017**

Call to Order: President Steve (Mongo) Lyon presiding; this is the Board of Directors meeting of September 19, 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, and Doug Anderson via telephone conference call.

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 September 19, 2017.
Motion seconded, called to vote, 7 in favor, unanimous.**

**Motion to approve the Minutes of the BOD meeting of August 15, 2017 as distributed.
Motion seconded, called to vote, 7 in favor, unanimous.**

President's welcome announcement to members and general public:

Aloha and welcome to the September 2017 Board of Director's meeting for fiscal year 2017-18. 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. One final notice, this is a public meeting and it is being video recorded.

Monthly Reports:

Treasurer Tegen Greene, monthly financial report, as distributed.

Secretary's report by Frederic Wirick:

The October 2017 Newsletter is coming up. Please have your reports ready for publication by the first week of October. The schedule for printing and mailing will be mid-October. President Lyon is working on a By-law revision update for the October Newsletter and we anticipate these revisions to be presented to the Membership at the November Semi-Annual meeting. The November 2017 Membership meeting is scheduled for Saturday, November 18th from 2pm to 4pm at the OLCA Community lot (Hui Hoaloha) located at Orchidland Drive and 36th Ave.

RMC report, summarized by RMC Chair Gerald Akana (full report as distributed):

For reference, below is the complete list of proposed road maintenance and improvements for fiscal year 2017-18:

- 1) Up to 3 complete rotations of road maintenance service on 30 miles of unpaved roadways. This would include road side mowing, opening of natural drainages, grading and adding materials where needed. The extensive maintenance project would begin on the unpaved Main Access Roadways, then across Orchidland Estates beginning at 34th Ave up to 41st Ave, then cross-roads between the Aves, and finally dead-end roadways.
- 2) The completion of some asphalt paving on Main Access roadways. This paving plan will be finalized by RMC taking into account a number of factors including: roadway flooding and other hazards, amount of traffic flow, general public safety issues, potential liability risks and more. Also this asphalt paving project will be dependent on OLCA funding, the more OLCA funding received the more asphalt paving that can be completed.
- 3) Monthly filling of potholes on the 10 miles of paved roadways as needed.
- 4) To develop a long-term road maintenance and road improvement plan to address paved roadway maintenance.
- 4) Continued mowing of road sides and intersections to increase visibility.
- 5) To address Orchidland residents safety concerns on the emergency by-pass roadways of Pohaku Drive and 40th Ave. These OLCA roadways have been used by the County during emergency situations to help move traffic from Hwy 130 to Hwy 11. The RMC's primary concern is to slow the traffic speeds and reduce traffic flow on this bypass during non-emergency situations. This includes the proposed the installation of 25mph speed limit signs and 25mph speed humps and/ or speed dips.
- 6) For the RMC to open negotiations with the commercial business owners on lower Orchidland Drive to collectively come up with a solution to address the failing, primarily commercial roadway, from Hwy 130 to the entrance of Blanes Drive-in.

Updates on unpaved roadway maintenance:

The unpaved Main Access Roadways of Pohaku Drive (600'), Laniuma Drive from 39th to 40th Ave., Illima from 36th to 37th and 40th from Pohaku to Orchidland Drive have received the road maintenance service as addressed in the above paragraph, reference 1).

In addition, 34th Ave from Orchidland to Illima Drive was completed and maintenance has begun on 35th Ave.

Updates on pothole filling: 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 Drive-in. This short section of roadway will be addressed in later discussion.

Road signs update. Over the past years the County road department has donated used road signs to OLCA. The RMC determines what signs are needed and coordinates an annual visit to the County storage yard to sort through the stacks of used road signs.

The RMC recently completed an inventory of these signs. Reference the September 12, 2017 RMC Minutes for details. Mahalo to the County for the used road sign donations.

Old RMC business:

The dozer operator and company that damaged the pavement on Laniuma above 38th Ave was contacted and was uncooperative. The RMC is in the process of getting a bid for the needed repair work and legal arrangements (small claims) are being made to have the dozer operator to pay repair costs.

New Business and RMC discussion:

-- Last month Sky Platt spoke with a County road maintenance supervisor and he suggested that we might begin to conduct an annual road survey to help determine how many vehicles from outside Orchidland Estates are utilizing our "private roads."

Currently there are two primary Main Access Roads of interest:

- 1) The commercial district on Orchidland Drive from Hwy 130 to 34th Ave.
- 2) The County utilized "emergency bypass roads" of Pohaku Drive and 40th Ave.

To properly conduct this annual survey it was suggested that OLCA advertise the survey and date in the newspaper. Information collected in this survey will help the RMC move forward with scheduling a meeting with the commercial owners on lower Orchidland Drive. Also help the RMC to move forward with plans to install "speed humps" on 40th and Pohaku Drive to help reduce speeding vehicles and reduce the amount of cut through/ bypass traffic.

Discussion regarding date, specific details and volunteers to conduct the survey -- Friday October 6th and Saturday October 7th were tentatively chosen for the survey dates.

-- The RMC discussed scheduling a meeting with County officials regarding the poor and dangerous condition of County road Ola'a and possible repairs and improvements to this County roadway. Ola'a is used to access Orchidland Estates and Hawaiian Acres from Hwy 11. This is the single most dangerous section of roadway leading into Orchidland Estates. The discussion with County officials will also include cut-through and emergency by-pass traffic from Hwy 11 to Hwy 130 via 40th Ave and Pohaku Drive. In addition, the impacts on these roads due to the installation of the new traffic light at the intersection of Hwy 130 and Pohaku Drive.

-- The RMC discussed the possible installation of Handicap signage on 40th Ave from the intersection of Puanani to Pohaku Drive. We have two residents on 40th that are bound to wheel chairs and that access and utilize 40th Ave with their wheelchairs on a regular basis. Speeding vehicles are of great concern and a risk to these handicapped individuals. Handicap signage greatly increases the fine for speeding and creates a potentially safer roadway for all residents. The posted speed limit is 25 MPH.

-- Update on the OLCA Kubota Tractor: some final repairs are being completed on the OLCA tractor/ loader. Specific details regarding sale of the tractor/ loader sale are being completed.

-- Updates on the Dip sign and post that were recently stolen on Auli'i Drive near 38th Ave. A replacement sign has been located and will be installed. In addition, the RMC is in the process of getting bids for possible repair work for this short section of roadway.

Additional input on road related issues:

-- With the recent heavy rains, some reports were received that vegetation has grown across some of the side roads limiting access. Residents in these areas were asking if it was possible to mow these areas ahead of the full-road maintenance rotation that is currently scheduled. To address this issue the RMC has agreed to attempt to locate additional road maintenance company(s) to work with the current OLCA road crew to complete grading work on these sections of unpaved roadways. This will allow the current road crew to complete road side mowing and opening of natural drainages more rapidly to address residents' concerns.

-- Updates by President Lyon on the Right of Way maps:

Last month President Lyon presented the RMC with preliminary road and property maps in preparation for the proposed right of way procedures and policies. The detailed maps included HELCO power pole locations (to help locate specific locations on the roadways) also TMKs and whether or not a structure exists on the property. Due to computer issues this project is on temporary hold.

-- Updates by Sky Platt on the possible installation of additional post office boxes:

As addressed last month, the process for purchasing and installing more Post Office boxes in Orchidland Estates is being evaluated and is scheduled to be addressed in the October 2017 Newsletter.

Recent Road related updates:

On Saturday, September 9, 2017: President Steve (Mongo) Lyon, Treasurer Tegen Greene and Secretary Frederic Wirick attended the "Community Forum on Roads" held at the Hawaiian Paradise Park (HPP) Activity Center.

The event was scheduled by State Representative Joy A . San Buenaventura (District 4, Puna):

The primary topic, "Should the County take over the maintenance and repair of subdivision roads by collecting homeowner association fees as part of property taxes?"

Guest speakers included Eileen O'Hara (Hawaii County Council) and her assistant Barbara Lively, also a State and County road representatives and various Association representatives from Puna District.

Please note, the OLCA Board was not formally notified or invited to this event by mail or email. During the introduction by Ms. San Buenaventura, in referencing Puna District Community and

Home Owners Associations, she indicated that OLCA was not represented. OLCA Secretary Wirick immediately spoke up, identified himself as the OLCA and RMC Secretary for the past two years and indicated that he could provide road report (“status of roads”) for OLCA. Secretary Wirick was added to the list of speakers.

Overview of Ms. San Buenaventura’s proposal (quotes from her August 2017 Newsletter):

“There have been constant disagreements among homeowners and their various boards as to whether the assessments charged them are fair or are being spent properly. There are also constant requests for the county to take over the maintenance of these private roads that are being used by the public as Honolulu has done in Kakaako, and Hawaii County has done with the older subdivisions where the developer has paved all roads to county standards.”

“... HRS Sec. 460-80.5 allows the County to create a special improvement district where it can assess homeowners a fee as part of the property taxes: float bonds or otherwise finance the improvement of a district; and charter a commission to determine what the needs of district are...”

Ms. San Buenaventura’s Newsletter also included results from her questionnaire:

“Should the County take over the maintenance and repair of subdivision roads by collecting homeowner association fees as part of property taxes?”

Her Newsletter indicated that 57% said yes, and 43% said no.

A total of 345 persons responded to her questionnaire, 15 from Orchidland.

But if you do the math -- there are over 35,000 property owners in in Puna District and over 2400 in Orchidland Estates alone. Ms. San Buenaventura’s posted results in her Newsletter actually indicates that she had less than 1% respond to her questionnaire, and only 57% of less than 1% supporting her proposal.

With so little Puna District Community support, why did State Rep Ms. San Buenaventura and Hawaii County Council Eileen O’Hara coordinate this seemingly staged “Community Forum on Roads”? What were they attempting to sell?

We quickly did the math for Orchidland Estates, 40 miles of private roadways paved to “county standards,” would cost about \$36 million dollars. Estimating a twenty-year, \$36 million dollar bond with interest, the increased “home owners fee” would be about \$3000 per lot, per year, as part of the property taxes. And as confirmed by County officials speaking at the “Forum,” these additional “fees” as part of property taxes, would be considered property taxes and if not paid could force the County to foreclose on the delinquent property owners.

Near the end of the “Forum,” Secretary Wirick spoke on behalf of OLCA and provided an update on the maintenance and improvements of the over 40 miles of private roadways. OLCA over the last two years with the current Board, RMC and the Orchidland Community support – has done a better job than the County regarding road maintenance and improvements.

Secretary Wirick stated that OLCA works with annual Membership approved budget and affordable road fee schedule. In addition, he noted the improvements to 40th Ave and Pohaku Drive – and addressed the fact that the County has used these private roadways as emergency by-pass routes when Hwy 130 was closed. He explained that County road Ola’a from Hwy 11 into Orchidland Estates is the worst and most dangerous section of road into our Community. And Secretary Wirick indicated that the new traffic light being installed at Hwy 130 and Pohaku Drive could lead to even more cut-through traffic on 40th Ave and Pohaku Drive. He suggested that the County and State open a dialog with OLCA regarding the public use of our private roadways.

Overview of State Rep Joy San Buenaventura’s support by local politicians present at the Forum:

Hawaii County Council member Eileen O’Hara and her assistant Barbara Likely spoke in favor. Hawaii County Council member Jen Ruggles was present but did not speak. And State Senator Russell Ruderman arrived at the end of the Forum and informed us that he did not support Ms. San Buenaventura’s proposal.

Following the meeting Secretary Wirick spoke with Ms. San Buenaventura, she indicated that she thought Orchidand Voice, Orchidland Neighbors and Orchidland Community Association, Inc. were all the same group. Secretary Wirick, clarified that OV and ON have NO affiliation with OLCA. Ms. San Buenaventura asked for OLCA contact information. A follow-up email was sent to her as well as the other politicians present at the Forum. A hard copy of that email has been distributed to the BOD.

Social and Community Lot Committee Report read by Jeremai Cann:

For over one year now the Social and Community Lot Committee has held Second Saturday social events at the Orchidland Community lot, Hui Hoaloha. Saturday September 9th the monthly social event featured Harvest Sharing, Farmers Market and a Swap Meet. This social event is growing a little more each month. Everyone is encouraged and welcome to attend these monthly OLCA social events. Again, these events are the second Saturday of each month from 10am to 2pm. The location is the Orchidland Community lot, the Hui Hoaloha, located at Orchidland Drive and 36th Ave. For more information please visit www.Orchidland.org , on the website there is a direct link to the OLCA group Facebook page, also a link to the OLCA email address, or call 808-464-5598.

For vendor information please contact either Committee co-chairs Edie Valentine or Merlin Forman at the monthly events or by calling 808-464-5598.

The annual inventory at the Hui Hoaloha was recently completed, items in the 40' storage container include:

Two (2) complete sets of 20'x40' pole tents including ground stakes.

Twelve (12) heavy-duty plastic top, 6' long, folding tables.

Thirty (30) stackable plastic chairs

And that concludes this month's Committee report.

That concluded the Board business.

Guest input:

Sharon McCartin had numerous questions regarding the ongoing litigation. She was advised by President Lyon that these items could not be addressed while the lawsuit is in process. Ms. McCartin asked questions regarding Monthly Financials and Board Agendas. She was advised that the Monthly Financials are posted online and the Board has followed the same agenda format for the past two years -- with BOD Minutes posted online. Ms. McCartin asked about the video recordings of the meetings. It was noted that these recordings are archived and referenced if needed for the posted Minutes.

That concluded the guest input.

Motion to adjourn, 7 in favor, unanimous, the time is 7:26pm

Submitted by:

Frederic Wirick, Secretary

Date