

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

Call to Order: President Steve (Mongo) Lyon presiding; this is the Board of Directors meeting of December 19, 2017 at the Pahoia Community Center the time is 6:48pm.

Roll Call: Steve (Mongo) Lyon, Don Stoner, Tegen Greene, Frederic Wirick, Sky Platt, Doug Anderson.

RMC Chairperson, Gerald Akana is off island.

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 December 19, 2017 as distributed. Seconded, called to vote, 6 in favor, unanimous.

Motion to approve the Minutes of the BOD meeting of November 21, 2017 as distributed. Seconded, called to vote, 6 in favor, unanimous.

President's welcome announcement to members and general public:

Aloha and welcome to the December 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.

RMC report summarized by RMC Vice Chair Don Stoner (full report as distributed):

Updates on unpaved roadway maintenance:

The complete service rotation – mowing of road sides, grading, adding of materials where needed and opening of natural drainages continues on the over 30 miles of unpaved roads including: August 2017, 34th Ave from Orchidland to Illima Drive was completed and maintenance began on 35th Ave. September 2017, 35th Ave, 36th Ave and 37th Ave, and Napua were completed. October 2017: 38th Ave., 39th Ave and 40th Ave from Pohaku Drive to Orchidland Drive were completed. **November 2017: 40th Ave from Orchidland Drive to Auli'i,**

41st from Orchidland to Auli'i, upper Auli'i from 40th to 41st, upper Orchidland Drive from 41st to 42nd and the dead end roads of Keala, Pualani, Pikake and Oliana.

Updates on pothole filling: During the past month heavy and extended rains caused more potholes than usual. 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 receives heavy commercial traffic and the two parking lots from the Mormon church drain onto it, causing ponding during heavy rains. Also ponding was experienced on Auli'i between 34th and 35th Ave.

Old Business

Recommended RMC motion to the BOD:

The RMC has received and approved a bid of \$1,177.12 by a licensed contractor for repair of the asphalt pavement in the inbound lane on Laniuma Drive just above 38th Ave. This section of road was damaged some months back by a D-9 dozer track. The dozer operator has been contacted and will be billed for the repair.

Motion to approve the bid of \$1,177.12 by a licensed contractor for the repair of the asphalt pavement damaged on inbound lane of Laniuma Drive just above 38th Ave.

Seconded, discussion stated above.

More discussion, motion called to vote, 6 in favor, unanimous.

Recommended RMC motion to the BOD:

The RMC has received and approved a bid of \$1,688.19 by a licensed contractor for the repair of the "dip" in the outbound lane on Auli'i Drive just below 38th Ave. This dip has presented a driving hazard for vehicles travelling over the posted speed of 25mph. A warning "dip" sign had been installed but was stolen. This repair will help to eliminate this potential driving hazard.

Motion to approve the bid of \$1,688.19 by a licensed contractor for the repair of the "dip" in the asphalt pavement in the outbound lane of Auli'i Drive just below 38th Ave.

Seconded, discussion stated above.

More discussion, motion called to vote, 6 in favor, unanimous.

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New Business

Recommended RMC motion to the BOD:

Motion to approve up to \$35,000 plus materials and delivery costs for the second complete rotation of road maintenance of the over 30 miles of unpaved OLCA roads beginning in January 2018.

Seconded

Discussion: This motion is similar to that which was approved in July 2017 to begin the first rotation of road maintenance service on the approximate 30 miles of unpaved roads. Ongoing maintenance includes – mowing of road sides, grading, adding of materials where needed and opening of natural drainages. By the end of December 2017, OLCA road maintenance crews will complete the first full rotation of service. As per the proposed RMC maintenance schedule set

in July 2017 – this second full rotation of road maintenance service was scheduled to begin on or about January 2018.

More discussion, motion called to vote, 6 in favor, unanimous.

For some time now the RMC has been working towards a solution for the overdue and necessary reconstruction of lower Orchardland Drive. In October 2017, members of the RMC and other volunteers conducted a road survey and vehicle count on this short section of Orchardland Drive from Hwy 130 to 34th Ave. Utilizing the data collected and coupled with the deteriorating condition of the this short section of road, commonly called the Orchardland Commercial district. The RMC has drafted a letter to the commercial property owners, calling for a conference to address possible solutions. The letter has been attached for review.

Motion to approve the letter to the commercial property owners on lower Orchardland Drive as distributed.

Seconded, discussion stated above.

More discussion, motion called to vote, 6 in favor, unanimous.

That concludes the RMC report and recommended motions to the BOD.

Additional Updates and Reports.

As reported in last month's Board Minutes, on November 18, 2017 we held the OLCA Semi-Annual Membership meeting at the Hui Hoaloha, our Community gathering place -- located on Orchardland Drive and 36th Ave. The Membership meeting was announced in the OLCA October 2017 Newsletter, and a copy provided to the Court appointed Special Master, Nancy Cabral, the owner of Day-Lum property management and realty.

Ms. Cabral's report to the Court was initially due November 15, 2017, she had been given 90 days to complete and file her report. On November 15th she filed this request with the Court: "...This letter is to serve as my formal request to have an extension of 15 days to provide a report as to the current situation regarding the governance of the Association, the road maintenance operation and financial condition of the Association. This additional time is needed to allow me an opportunity to meet with each group in comparable time allotments, if not equal circumstances..."

Please note that during this initial 90 day period of time – Ms. Cabral did NOT attend one OLCA RMC or BOD monthly meeting. Ms. Cabral did meet with OLCA's book and record keeper, Ken Ah Lo of Data Processing Services to review the "financial condition of the Association". She also toured OLCA's private roads with RMC foreman Sky Platt to review "the road maintenance operations." Ms. Cabral also met twice with some OLCA Board members and OLCA attorneys "regarding the governance of the Association..."

On November 15th Ms. Cabral requested an "extension" to complete her report. On November 18, 2017 Ms. Cabral was invited, attended and participated at a meeting called by Barbara Arthurs held at the Eagles Club in Keaau. Ms. Arthurs meeting was scheduled at the same time

as the OLCA Semi-Annual Membership meeting held in Orchidland Estates on the OLCA Community lot.

It is important to note, that the official OLCA Membership listing was provided by OLCA's book and record keeper, Ken Ah Lo of Data Processing Services, prior to the November 18th Membership meeting.

An audio recording of the Arthurs November 18th meeting has been distributed to the OLCA Board and will be posted online at www.Orchidland.org for review by the OLCA membership. The primary report given at the Arthurs meeting was on Orchidland Neighbors, Inc. and no financial report was provided. Note, Barbara Arthurs and the group identified on the November 18th audio recording were NOT members of OLCA.

Update: Ms. Cabral's SM report was received yesterday afternoon, December 18th, and forwarded by email to the OLCA Board by Secretary Wirick.

Due to the fact that Ms. Cabral's SM report was received on December 18, 2017, the following motion has been cancelled.

Motion to approve additional funds to pay OLCA book and record keeper, Ken Ah Lo, for his additional time and effort to fulfill a last-minute financial document request by Ms. Cabral.

OLCA attorneys' response to the "Special Master," Nancy Cabral's report:

"Although we appreciate the efforts of the Special Master, her recommendations unfortunately went far beyond the scope of her authority as outlined by the Court's order. We encourage the Orchidland Community to focus on those portions of the report that are factually supported, specifically that OLCA is solvent, practices good governance, and is doing excellent work in maintaining the roadways in the Orchidland Community."

Social and Community Lot Committee Report:

Saturday December 9th, featured the monthly Orchidland Harvest Sharing & Farmers Market at the Hui Hoaloha, the OLCA Community gathering place, located at Orchidland Drive and 36th Ave. This OLCA social event has been held monthly for the past 17 months -- mahalo for your continued support and participation.

The next OLCA social event is scheduled for the New Year, January 13, 2018, the second Saturday of the month, from 10am to 2pm at the Hui Hoaloha.

For more information please visit www.Orchidland.org, on the website there is a direct link to the OLCA group Facebook page.

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

That concludes this month's Committee report.

That also concludes the Board business.

Guest input: the Board was praised for their good work and efficiency by the guest present.

Final Announcements:

Happy Holidays and Happy New Year!

Motion to adjourn, call to vote, 6 in favor, the BOD meeting for December 19, 2017 is adjourned at 7:24pm.

Submitted by:

Frederic Wirick, Secretary

Date