

**Orchidland Community Association  
Board of Directors Meeting  
Approved Minutes  
February 20, 2018**

**Call to Order:** President Steve (Mongo) Lyon presiding; this is the Board of Directors meeting of February 20, 2018 at the Pahoia Community Center the time is 6:58pm.

**Roll Call:** Steve Lyon, Don Stoner, Frederic Wirick, Sky Platt, Doug Anderson and Jeremai Cann. 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 February 20, 2018 as distributed. Seconded, called to vote, 6 in favor, unanimous.**

**Motion to approve the Minutes of the BOD meeting of January 16, 2018 as distributed. Seconded, called to vote, 6 in favor, unanimous.**

**President's welcome announcement to members and general public:**

Aloha and welcome to the February 2018 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 first round of road maintenance on unpaved roads, about 30 miles, was completed in January 2018, this service included – mowing of road sides, grading, adding of materials where needed and opening of natural drainages.

Over the last month, the second round of scheduled road maintenance began for fiscal year 2017-18. Please note, this is first time in the history of OLCA, that 30 miles of the unpaved roads will be serviced in one fiscal year.

Road maintenance was completed on unpaved upper Pohaku Drive, Laniuma from 39<sup>th</sup> to 40<sup>th</sup> Ave, and 40<sup>th</sup> Ave from Pohaku Drive to Orchidland Drive.

Service has also begun on 34<sup>th</sup> and 35<sup>th</sup> Ave.

**Tractor mowing along the sides of Main Access Roads:**

Mowing is both a safety and maintenance service, since the first of the year mowing was completed on Illima, Auli'i, Orchidland, Laniuma and Pohaku Drives, as well as 40<sup>th</sup> Ave.

**Updates on pothole filling:** 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 lower Orchidland Drive, causing ponding during heavy rains. Also some sections of lower Auli'i from Hwy 130 to 36<sup>th</sup> Ave experience ponding during heavy rains, the worst sections between 34<sup>th</sup> and 35<sup>th</sup> Ave, this ponding coupled with residential traffic flow, creates more potholes and needed repairs in this section.

**New RMC Business and updates on upcoming projects in 2018:**

The scope of work, including County specifications, for the installation of 25 mph speed humps on Pohaku Drive and 40<sup>th</sup> Ave is being completed. This installation is a road improvement and safety project, and will require licensed contractors to submit bids. The intent of this project is to help reduce speeding vehicles and reduce the amount of cut through/ bypass traffic. In turn, reduce the risk of vehicular accidents, improve public safety and reduce liability risks to OLCA on these private roads.

**Summary:** for decades Pohaku Drive and 40<sup>th</sup> Ave have been used as a cut through for bypass traffic from Hwy 130 to Hwy 11. Over the years there have been numerous vehicle accidents on these private roads, including a young girl that was hit by a speeding vehicle on 40<sup>th</sup> Ave. Over the past years with the growing Puna District population and road construction on Hwy 130 between Keaau and Pohaku Drive, the amount of cut through/ bypass traffic has increased. In addition, during temporary road closures of Hwy 130, the HPD has directed County traffic through the private roads of Pohaku Drive and 40<sup>th</sup> Ave to Hwy 11, creating an emergency bypass route.

**2) New asphalt pavement.**

The scope of work for asphalt paving of upper Laniuma from 39<sup>th</sup> to 40<sup>th</sup> Ave is being completed. This is a road improvement project and will require licensed contractors to submit bids.

**Summary:** For fiscal year 2017-18, at least \$50 of the \$200 MRMAs collected was to go to new asphalt paving, allowing the RMC and BOD to move forward to complete some of the Paving Plan set forth on or about 1998. The Paving Plan is considered a "living document," and as such, the scheduled paving would be determined by on various factors including but not limited to: amount of traffic; environmental conditions including flooding, poor drainage and ponding; cost of upkeep and ongoing maintenance; potential liability risks and more.

In accordance with the 1998 Paving Plan, the three final sections roads were considered for possible asphalt paving:

600' of upper Pahaku Drive; or approximately one third mile of upper Laniuma from 39<sup>th</sup> to 40<sup>th</sup> Ave; or approximately one third of a mile of upper Illima Drive from 36<sup>th</sup> to 37<sup>th</sup> Ave.

The RMC has surveyed all three sections of roads and has determined that upper Laniuma Drive from 39<sup>th</sup> to 40<sup>th</sup> Ave is priority -- but funding is a real issue. The 600' section of upper Pohaku Drive is also a high priority, it will be considered for asphalt paving when the 25mph speed humps are installed on Pohaku Drive and 40<sup>th</sup> Ave. Illima Drive from 36<sup>th</sup> to 37<sup>th</sup> is by far the most affordable section of road to maintain and is least affected by environmental conditions. In addition, Illima Drive parallels Ainaloa Drive, a County maintained road, which is less than 1/8 of mile south of Illima Drive.

Note, the completion of proposed asphalt paving project(s) are dependent on the amount of paving funds collected from the 2017-18 MRMAs. For reference, and published in the March 2017 Newsletter, one linear mile by 20' wide of new asphalt paving to include: preparation grading, 4" of 1 ½" base course graded and compacted, and 2" of hot asphalt pavement was approximately \$400,000. The proposed section of Laniuma for asphalt paving is about 1/3 of mile in length.

**Additional RMC Updates:**

The OLCA Kubota tractor/ loader bucket has been repaired and final preparations are being made for the sale of the tractor in early 2018.

President Lyon is continues to make progress on the new, extensive and comprehensive Orchardland Estates road and lot map, it should be completed by early 2018.

**New BOD Business:**

**Motion to approve the Mandatory Road Maintenance Assessment (MRMA) fee for the fiscal year 2018-19 of \$200, of which at least \$50 will go towards the asphalt paving of Main Access Roadways (MAR).**

**Motion seconded**

**Discussion:** This is the same \$200 MRMA that the BOD recommended and the Membership approved last year. This MRMA allows OLCA to provide ongoing road maintenance: 30 miles of unpaved roads, including road side mowing, opening of natural drainages, grading and adding materials where needed. This fiscal year 2017-18, two service rotations will be completed on 30 miles of unpaved roads, a first in OLCA's history. In addition, road maintenance was completed as needed on the approximately 10 miles of asphalt paved and chip-sealed roads -- plus paving funds were raised to complete a section of the Paving Plan. And finally, road signage and other safety measures were addressed to improve road safety and lessen the liability risks to OLCA on its private roads.

Below is a list of the remaining Main Access Roadways on the 1998 Paving Plan for consideration:

-- Upper Pohaku Drive from where the asphalt pavement ends to where the new asphalt pavement begins, approximately 600’.

-- Laniuma Drive from 39<sup>th</sup> to 40<sup>th</sup> Ave., approximately one third of one mile.

-- Illima Drive from 36<sup>th</sup> to 37<sup>th</sup> 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 BOD 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 receive highest priority.

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

**Motion to approve the Neighborhood Place of Puna, a non-profit 501c3, located in Keaau, to receive OLCA 2018-19 Ballots and complete the Membership vote count. NPP will receive a donation of \$600 for their assistance, those funds go towards their Puna District community services and outreach.**

**Motion seconded**

**Discussion:** It was recommended by the Court that OLCA hire a third-party to handle all aspects of the 2018-19 OLCA Ballot Count. NPP was chosen because they are located in Puna District and serve the entire District with community services, including “helping parents raise safe and healthy children.” They have provided services for over a decade, and maintain a food pantry, working closely with the Hilo Food Basket, providing families with needed food daily.

In addition, NPP had also assisted OLCA with vote counts in the past and their recommended donation was less expensive than other services.

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

**More BOD Discussion and Updates:**

President Lyon presented the proposed Right of Way (ROW) Policy and Procedures (P&P) for BOD approval. There was some discussion, and recommended revisions -- the ROW P&P was deferred to the next RMC meeting for final review and for approval at the March BOD meeting.

The OLCA March 2018 Newsletter will be completed soon. BOD, please get your articles submitted as soon as possible. The call for OLCA candidates for the Board of Directors for fiscal year 2018-19 was announced at the November 2017 Membership meeting and also posted online at [www.Orchidland.org](http://www.Orchidland.org) on the homepage. The candidate statements are now in, and will be posted in the upcoming March 2018 Newsletter.

**Social and Community Lot Committee Report:**

Saturday February 10, 2018, the OLCA monthly Harvest Sharing & Farmers Market at the Hui Hoaloha, the OLCA Community gathering place -- featured a special presentation by Megan from the Kohala Center, [www.Kohalacenter.org](http://www.Kohalacenter.org). The Kohala Center is a well-established 501c3 non-profit organization serving the Big Island since 2000, and they assist Community Supported Agriculture and are looking to help support the OLCA farmers market and family farmers in the Orchidland Community in the future.

For more information on upcoming events please visit [www.Orchidland.org](http://www.Orchidland.org) , on the website there is also 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 Hui Hoaloha Committee report.

**That also concludes the Board business.**

**Guests input**, among the guests present were two candidates running for OLCA Board of Director election, they provided an introduction, and their candidate statements to be posted in the upcoming OLCA March 2018 Newsletter.

**Two final announcements:**

1) On the legal front, the next Court Hearing is scheduled for March 1, 2018 at the Court house in Hilo, 3<sup>rd</sup> floor at 8:30am.

2) The OLCA Semi-Annual Membership meeting is scheduled for Saturday, April 28, 2018 at the OLCA Community Gathering Place, the Hui Hoaloha, located at Orchidland Drive and 36<sup>th</sup> Ave., from 2pm to 4pm.

An OLCA potluck social will be held from 12 noon to 2pm. For more information please contact Committee Chairpersons: Edie Valentine or Merlin Foreman at 808-464-5598.

**Motion to adjourn, call to vote, 6 in favor, the BOD meeting for February 20, 2018 is adjourned at 8:11pm.**

**Submitted by:**

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**Frederic Wirick, Secretary**

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**Date**