

**Orchidland Community Association  
Board of Directors Meeting  
Approved Minutes  
June 19, 2018**

**Call to Order:** President Steve (Mongo) Lyon presiding; this is the Board of Directors meeting of June 19, 2018 at the Neighborhood Place of Puna in Keaau, the time is 6:45pm.

**Roll Call:** Steve Lyon, Tegen Greene, Frederic Wirick, Sky Platt, Jeremai Cann, Doug Anderson by phone conference.

Special guests, newly elected Board of Directors, John Erickson and James E. Higgins III.

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 June 19, 2018 as distributed.**

**Seconded and called to vote, 6 in favor, unanimous.**

**Motion to approve the Minutes of the BOD meeting of May 15, 2018 as distributed.**

**Seconded and called to vote, 6 in favor, unanimous.**

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

Aloha and welcome to the June 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.**

**Secretary Frederic Wirick's report:**

The Court Order from the March 1, 2018 Hearing was signed by Judge Nakamura on April 11, 2018. The Court Order is posted online at [www.Orchidland.org](http://www.Orchidland.org) , under the category of Legal Information. The Plaintiff, Barbara Arthurs has disrupted the execution of the Court Order, and complaints have been filed.

**RMC report summarized by RMC Secretary, Frederic Wirick (full report as distributed):**

**Updates on unpaved roadway maintenance:**

The second round of road maintenance on unpaved roads, about 30 miles, was recently completed. This road service included – mowing of road sides, grading, adding of materials where needed, compacting and opening of natural drainages.

Please note, this is first time in the history of OLCA, that 30 miles of the unpaved roads were serviced two times in one fiscal year.

Maintenance began on 34<sup>th</sup> Ave, up or mauka to 41<sup>st</sup> Ave, in addition all cross streets as well as dead end/ no outlet roads were serviced, a total of 1690 tons of materials (gravel and base course) were added to the roadways.

**Updates on pothole filling:** the road maintenance crews are out filling potholes at least once a month and following extended heavy rains. The worst potholes are located on 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.

#### **Old Business:**

Letters of notice were sent a few months ago via registered mail to all commercial property owners on lower Orchidland Drive. An OLCA road survey last year determined that over a 1000 vehicles a day visit the commercial district from Hwy 130. The recent and extended rains over the past months caused us to almost close this section of road to due road damage and the liability risks. In May 2018 a formal complaint was filed by the RMC with the Hawaii County Public Works department regarding this serious issue.

The RMC has requested an updated bid proposal for the reconstruction of this section of Orchidland Drive from Hwy 130 to 34<sup>th</sup> Ave. With this bid information the RMC will propose a conference date with the commercial owners and OLCA's attorney to work out future plans to deal with this serious issue.

#### **Updates on upcoming RMC projects in 2018:**

1) RMC foreman, Sky Platt, had addressed the necessity of preventive maintenance on our asphalt paved roads. This would include crack sealing and removing vegetation that has overgrown the pavement (approximately 6.5 miles). This vegetation overgrowth also prevents proper drainage, creating ponding and the like. Creating a small drainage trench along road sides and opening natural drainages would be part of this preventive maintenance project. Last month a motion was approved to have Hokori Construction begin this preventive maintenance project, the details of the project are addressed in the bid.

2) Bids were received from three licensed road contractors for the upcoming 25 mph speed humps installation and paving of upper Pohaku Drive, approximately 600'. At last month's RMC meeting the lowest bid contractor was selected, and at the BOD meeting that followed, the contractor was approved. The project is scheduled to begin following the Court directed "unfreezing" of OLCA funds. Please note, these OLCA funds have been frozen since March/ April 2016.

This is a road improvement and road safety project, the intent 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.

Last month the motion to accept the lowest bid was approved for the paving of upper Pohaku Drive and the installation of 25mph speed humps and signage on 40<sup>th</sup> Ave and Pohaku Drive, as designated in the scope of works and bids. The lowest bid was submitted by Hokori Construction, Lic.#AC 33614:

Paving \$45,007.54 + Speed humps and signage \$35,164.42 = \$80,171.96

**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 by-pass route.

3) The 2018 Right of Way (ROW) Policy and Procedure (P&Ps) was posted on online.

4) Additional RMC Updates:

The gate that was installed at the end of 42<sup>nd</sup> Ave has been locked shut. Arrangements are being made for its removal; residents responsible for the unauthorized installation will assume all costs for the removal.

Note, the RMC has agreed to schedule the installation of a Dead End or No Outlet sign at the beginning dead end roads throughout Orchidland Estates.

Last month a motion to approve up to \$1000 for the purchase and installation of signage for roadways was passed by the RMC and BOD.

5) The OLCA Kubota tractor/ loader bucket has been repaired and final preparations are being made for the sale of the tractor in 2018. Efforts are being made with a local tractor company for future sale. Any new updates?

6) Recently a number of abandoned vehicles have been dropped in Orchidland Estates: upper Orchidland Drive above 42<sup>nd</sup> Ave, Miele Street between 37<sup>th</sup> and 38<sup>th</sup> Ave and Illima and 35<sup>th</sup> Ave. and the problem seems to be getting worse. Reports have been filed with HPD, but the vehicles are not being hauled away.

**Follow-up discussion** with Hokori Construction regarding the recent maintenance service on 30 miles of unpaved roads. Plans were also discussed on our to move forward with more materials, maintenance and improvements for the upcoming fiscal year.

The RMC is in the process of revising the maintenance program for fiscal year 2018-19, revisions will include the following suggestions for BOD approval.

**Unpaved roads:** to allocate more funding for materials (base course and gravel) to help build-up and maintain our unpaved roads, and to service all of these roads, about 30 miles, at least twice a year, and those of greater need more often.

**Paved and chip-sealed roads:**

To move forward with the preventative maintenance of our 6.5 miles of hot asphalt paved roads including: removal of overgrowth vegetation from the roadways, drenching the road sides and opening blocked natural drainages to prevent on road ponding. This service would also be performed on chip-sealed roads, 3.6 miles, where needed.

A recommended change of direction with road improvements and paving. Because some road funds still remain frozen after over 2 years, the RMC has elected to put the full 25 mph speed-hump project (approximately 40 humps) on 40<sup>th</sup> Ave and Pohaku Drive on temporary hold, until these “frozen funds” become available.

The chip seal coating performed in 2015 has held up very well for over past two-years. These chip-sealed roadways lacked the proper foundation and base when they were originally constructed in the early 2000's. Chip-sealed intersections with side roads are the worst, lack aprons and are the most travelled sections of roadway. The RMC's recommendation to the BOD is to reconstruct these intersections and add aprons, 20' wide 50' in length. It is becoming apparent that if we do not move forward with this improvement project quickly and efficiently to address this issue, these intersections could become a real and ongoing liability risk to OLCA.

RMC's plan is to draw up the scope of work and get bids to tear-out these existing intersections, replace the substandard (often red-cinder) base materials and add the proper base material (1 ½" base course), 4" of compacted base-course and then 2" of hot asphalt pavement. The project would be initiated on 40<sup>th</sup> Ave and Pohaku. The RMC scope of work will suggest to integrate two projects into one, making each intersection an extended 25 mph speed hump. In addition, while the equipment is staged in this area, to pave the 600' of upper Pohaku Drive (completing the paving plan for 40<sup>th</sup> Ave and Pohaku Drive) adding 25 mph speed humps as previously specified. If funding permits, the RMC would suggest continuing this intersection/ 25 mph extended speed hump and apron project at all previously chip-sealed intersections throughout Orchidland Estates.

That completes the monthly RMC report.

**New Business:**

**Motion** to approve the payment of the OLCA General Liability Insurance policy is due for fiscal year 2018-19.

**Seconded.**

**Discussion:** The annual payment of the OLCA General Liability Insurance policy is due by July 2018. Our Servco Ins. Agent has sent a renewal premium quoted at 8335.64. The annual policy

protects against liability claims. In addition to the 40 miles of roads of OLCA roadways, the events held at the OLCA Community lot/ Hui Hoaloha are included at a minimal cost.

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

The 2018-19 OLCA Membership ballot vote has been posted online at [www.Orchidland.org](http://www.Orchidland.org) under the category Ballots.

Current or former OLCA Board members Don Stoner, Tegen Greene, Frederic Wirick and Sky Platt have been re-elected for up to 3-year terms. Newly elected Board members John Erickson and James E. Higgins III have also been elected for up to 3-year terms. Congratulations to all. In accordance with the revised OLCA 2018 Bylaws: "Board members shall be sworn in at the last fiscal year regular BOD meeting in June, for the term on July 1 of that year."

OLCA President Lyon led the in the swear in process and both John Erickson and James E. Higgins participated.

The second Saturday Orchidland Community Association's Harvest Share and Market was held on June 9<sup>th</sup>. It featured produce and plants from family famers here in Orchidland. The special presentation was by a local farmer, Ahau Tony Vera, topics included soil amendmets, vermiculture and much more. Very helpful info for our growing community. Mahalo for your continued participation and support.

Update, with the recent Court Order and eventual release of frozen funds (over \$10,000 frozen since March 2016), will enable OLCA to move forward with some long awaited lot improvements and to formalize plans for the proposed permanent structure.

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 the Board and Committee business.

That concludes the OLCA BOD meeting for June 19, 2018, motion to adjourn, call to vote, 6 in favor -- the time is 7:38pm.

**Submitted by:**

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**Frederic Wirick, Secretary**

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**Date**