

**Orchidland Community Association  
Board of Directors Agenda  
November 15, 2022**

**Call to Order:** President Doug Anderson presiding. This is the OLCA Board of Directors meeting of November 15, 2022 via Zoom online conferencing the time is \_\_\_\_\_pm.

**Board roll call via Zoom:**

**Motion 11152022-1:** To approve the Agenda for the OLCA Board of Directors meeting of October, 2022 as distributed by OLCA Secretary (via pdf). **Second\_\_\_\_\_Discussion\_\_\_\_CALL TO VOTE**

**Motion 11152022-2:** To approve the Minutes for the OLCA Board of Directors meeting of September 20, 2022 as distributed by Secretary (via pdf). **Second\_\_\_\_\_Discussion\_\_\_\_CALL TO VOTE**

**Monthly Reports and Motions:**

**President, Doug Anderson:**

Mahalo for your attendance this evening.

**Treasurer's Report, Hershel Hood**

This is the Treasurer report for the November 15, 2022 OLCA BOD meeting.

The following information has been provided by the OLCA Bookkeeper, DPSI, Hilo, Hi. The financials summary document, provided by DPSI, is on the PDF provided. The following is a summary of the expenses paid by OLCA in the month of September 2022.

Administrative expenses

1. DPSI, monthly accounting services September 2022= \$2,617.80.
2. DPSI, c.card processing, 10 property liens processing = \$2,176.88.
3. Brandee Carrillo, reimbursement for OLCA newsletter postcards postage = \$1,100.00.
4. Patrick Donegan, zoom meeting =\$75.00.

Total administrative expenses paid = \$5,969.69.

Road maintenance and materials expenses

1. AT&H, asphalt pothole filling = \$1,200.42.
2. AT&H, trash clean up = \$550.26.
3. DHA land maint. =\$2,955.16.
4. Watkins Paving = \$2,153.92.
5. Puna Rock = \$6,330.13.

Total road maintenance and materials expenses = \$13,189.86.

Total expenses paid in October 2022 = \$19,159.55.

\*\*This amount does not include the Storequest charges of approximately \$270.00 per month.

Motions and discussion

**Motion 11142022-3:** To approve DPSI invoice #12239 in the amount of \$2,617.80.

**Second. Discussion:** regular monthly billing for accounting services for October 2022.

**CALL TO VOTE**

**Motion 11142022-4:** To approve DPSI invoice #12240 in the amount of \$1,610.47.

**Second Discussion:** Ccard and labeling, prep and mailing of the OLCA October 2022 postcards.

**CALL TO VOTE**

**Motion 11142022-5:** To approve ACH electronic payment to B and B Pacific insurance for the renewal of the OLCA 2022-23 insurance. The amount is \$17,960.00.

**Second. Discussion:** Douglas Anderson has been working to complete the necessary application forms for the renewal of the insurance policy. This has been done. The payment due date is November 17, 2022. The Treasurer will complete the ACH payment on November 16, 2022. An acceptance letter has been received by the treasurer from Carbonaro CPAs to complete the OLCA fiscal tax returns for the 2021-22 tax year. Signatures by the treasurer and president are required to start the process. This document will be submitted to Carbonaro as soon as signatures are completed. Expecting to submit signed documents the 17th of November 2022. The bookkeeper, DPSI, will be expected to assist in the process and there will be associated charges. The approximate billing is \$1,700.00, like last year.

**CALL TO VOTE**

That completes the treasurer report. H.

### **Road and Maintenance Committee Report, Chairperson Tara Brandon**

#### **Asphalt Pothole Repairs:**

AT&H continues monthly pothole filling on paved roads (asphalt and chip sealed).

**MOTION 11152022-6:** Approve AT&H invoice:  
#9123 in the amount of \$1,068.06 for Pothole filling repairs.

**Second \_\_\_\_\_ Discussion \_\_\_\_\_ CALL TO VOTE**

#### **Road Safety Plan:**

Updates on road safety plan that has started in September 2022.

Safety plan includes clearing ROW's back to the power poles, widening narrowing road ways, opening natural drainages, and clearing lines of sight. This plan was to utilize three separate contractors to complete the tasks, one running behind the other. This last month two of those contractors had several issues including equipment malfunction.

On November 7th, Bill Watkins started widening narrow road ways, lines of sight, and opening natural drainages. The roads are being addressed in order of potential safety issues. The two roads that was in need of immediate attention was 35th and 39th Ave. Both of those roads were cleared back on November 7 and 8th. Bill has continued to clear ROW's that has included 34th Ave to date. The large flail mower with excavator is scheduled to start on November 17th when the equipment becomes available.

**MOTION 11152022-7:** Approve Watkins Paving invoice:

#579388 in the amount of \$16,387.42

**Second** \_\_\_\_\_ **Discussion** ce includes two days of clearing ROW lines of sight, drainages, and road widening in the amount of \$1,727.74. With \$14,659.68 for deposit of leasing equipment, extra insurance that is needed for the leased equipment, and equipment operator charges at \$175/hour. All tax is included.

**CALL TO VOTE**

Right of Way Violations:

In June 2021 the RMC and BOD approved the Right of Way (ROW) Policies and Procedures, along with various ROW violation letters. There has been 58 violation letters attached to property gates. I have spoke with several residents via email, and phone about concerns. There are 3 residents that have been quite hostile and threatening toward myself and any contractors that come to “their” property. I am asking for assistance to join me in a meeting with HPD for the safety concerns of OLCA contractors. I have all of the necessary paperwork including letters that was previously sent to the Mayor’s office and HPD last year. I have also printed off the threatening statements that was posted on social media via IMUA Orchidland before the entire post was taken down by the administrator due to threatening nature.

Stop Signs:

The county is no longer allowing any Associations to re-claim used stop signs since Peter has retired. The once county claimed opala, is now being recycled for aluminum prices. This issue should be brought to our county councils attention.

**Current Business:**

**Community Lot:** The board voted to receive a proposal from Mankaiana (MCA) to use the Community Lot as intermittent grazing area. Advantages noted were 1. Save grass/maintenance costs 2. Receive Ag exemption to reduce property taxes to \$100. 3. Perpetuate goal of Ag zoning for Orchidland, and 4. The lot would be managed by commercial sheep ag operation. MCA – co owned and run by Mike Colson and son Pieter Colson (Orchidland resident/owner). MCA materials list totals \$2041. This includes 175 ft of 6 ft chain link fence, 25 10 ft galvanized poles, and three 12 ft gates. No labor would be charged. KRL is ready to begin project in mid December with sheep on site by Jan 5, 2023.

**MOTION 11152022-8:** Approve \$2041 payment to MCA for materials to complete enclosure of OLCA Community Lot and add three gate. **Second** \_\_\_\_\_ **Discussion** \_\_\_\_\_

**CALL TO VOTE**

**Competing Community Organization:** Further discussion on Presidents response letter to Hawaii County and any further actions – if warranted – by the OLCA Board.

**Orchidland Agricultural Community Center:** Establish discussion point regarding this project and set a time to review plans and projections for 2023. See <https://agriculturalcommunitycenter.org/>.

**Security and Materials Return:** Certain positions (Secretary/Roads/Website) on the current board have key materials missing that are either lost or in the possession of former members. These include keys o various OLCA owned property, templates and files of previous business, website foundational databases. It is most likely an oversight but their return is important to secure OLCA business.

Meeting Adjournment:

That concludes the OLCA BOD meeting for Nov 15, 2022, motion to adjourn, call to vote, all in favor \_\_\_\_\_, the time is \_\_\_\_\_pm.