# Orchidland Community Association

## Board of Directors Meeting Minutes

## April 21, 2026

**Call to Order:** President Tara Brandon presiding. This is the OLCA Board of Directors meeting for April 21, 2026, via Zoom online conferencing, start time of 6:45 pm.

**Present:** Tara Brandon (Pres), Juanita Ray (Vice Pres), Sarah Garcia (Treasurer), Reed Becker (RM Chair), Mitchel Tresslar (Secretary)

**Absent:** Jason Tice – Voting via Email

**Motion 04212026-1:** To approve the Agenda for the OLCA Board of Directors meeting of April 21, 2026 as distributed (via pdf) for later revisions**.**
**Motion Passed 6 of 6**

**Motion 04212026-2:** To approve the Minutes for the OLCA Board of Directors meeting of March 17, 2026, as distributed (via pdf).
**Motion Passed 6 of 6**

## Message from OLCA President - Tara Brandon:

**Aloha, Orchidland Directors and Guests,**

I would like to thank everyone for attending the meeting this evening. I appreciate all of you, volunteering your time for our community. I have a couple of motions and updates for our community. Some motions may be added at the end to keep the number sequence for the recorded Minutes.

**Mahalo,**
Tara Brandon, OLCA President

## OLCA Treasurer - Sarah Garcia

### OLCA Treasurer Report for April 21, 2026, Board of Directors Meeting

The following information has been provided by the OLCA Bookkeeper, JB Services, Hilo, Hi. and Sarah Garcia, OLCA Treasurer.

A separate PDF document with the OLCA bank accounts balances and other financial information has been sent to each board member and can also be found on the Orchidland.org website, Financials.

The following is a summary of the expenses paid by OLCA in the month of March 2026:

**Administrative expenses:**

1. JB services, monthly accounting services, March 2026 = $3,141.36.
2. JB Services, special jobs, postage, and cc processing fees = $94.85
3. Hawaii Accounts Processing, monthly lien mail outs and submission of liens =

$2,650.00
4. Carbonaro CPAs, tax prep. of form 990 = $2,120.42

**Total administrative expenses paid in March 2026 = $8,006.63**

**Road maintenance expenses:**

1. AT&H, Mowing expenses = $8,228,.27
2. Watkins Paving, pothole filling = $2,513.08

**Road paving expenses:**

1. Hokori Construction, down payment for completion of Ilima paving = $105,573.86

**Total Road Maintenance Expenses March 2026 = $116,315.21**

**Total expenses paid in March 2026 = $124,321.84**

**April Meeting:**
Details for the individual administrative invoices submitted for payment approval can be read from the actual invoice as provided to each BOD member via email.

**Motion 04212026-3:** Approve payment to JB Services, bookkeeping services for the April 2026 invoice #1856, in the amount of $3,141.36. This is a monthly reoccurring billing.
**Motion Passed 6 of 6**

**Motion 04212026-4:** Approve payment to JB Services for invoice #1857, for special jobs, postage and cc processing fees, incl. 2 lien release requests and tax prep for documents going to CPAs in the amount of $1,027.29.
**Motion Passed 6 of 6**

**Motion 04212026-5:** Approve payment to JB Services for invoice #1867, for special jobs: preparation and expedition of March newsletter ballots, in the amount of $1,619.88.
**Motion Passed 6 of 6**

**Motion 04212026-6:** Approve payment to Hawaii Accounts Processing for invoice ORLD-4-2026 for intent to lien letters and lien submissions in the amount of $2,650.
**Motion Passed 6 of 6**

## OLCA Road Maintenance Chair - Reed Becker
### OLCA Road and Maintenance Report for April 21, 2026, Board of Directors Meeting

**Unpaved/ Gravel Road Maintenance:**

In October 2025, OLCA approved a budget of $52,176.46 for gravel hauling, spreading, and grading using Watkins Paving. We decided to first scarify and regrade all roads to recapture as much existing material as possible and cut/refill potholes before spreading any new gravel. Watkins spent a total of thirty (30) days scarifying/regrading all OLE soft surface roads where possible, and work is now complete. In March 2026, OLCA approved

a budget of up to $200,000 for soft surface road maintenance. We now have two proposals from Watkins & Hokori to evaluate and decide our next course of action. The project at 41st & Auli'I approved in May 2025 has been on hold awaiting the completion of ROW clearing. Now that the ROW mowing is complete, we will be revisiting the project with AT&H, however there has been no recent progress this month.

**Motion 04212026-7:** Approve Watkins Invoice #634364 in the amount of $13,779.05 for final eight (8) days of road scarifying/regrading, including labor and tax.
**Motion Passed 6 of 6**

**Asphalt Pothole Repairs:**

Since August 2024, Watkins Paving is operating with an approved budget of up to $5500/month (labor and materials combined) for pothole filling. We fill on an as needed basis only; however, with the return of regular rains and road decay, we have been filling on a regular monthly basis again. This month two (2) days of pothole filling were completed April 13-14.

**Motion 04212026-8:** Approve Watkins Paving invoice for hauling, equipment, labor, and tax for paved road pothole repairs Invoice #634362 in the amount of $2513.08
**Motion Passed 6 of 6**

**Motion 04212026-9:** Approve Yamada Invoices #168031 & 168052 in the amounts of $571.94 & $500.69 respectively, totaling $1072.63 for asphalt cold mix materials.
**Motion Passed 6 of 6**

**Paving Projects:**

In August 2025, OLCA approved the proposal from Hokori Construction in the amount of $44,229.09 for installation of eighteen (18) speed bumps, including signage and painting. Sign project is now complete. In December, OLCA Board approved up to $135,000 to finish paving the top of Ilima St. In March, OLCA accepted the proposal from Hokori Construction in the amount of $ to complete the paving project on Ilima. Work has begun with survey and will continue

**Mowing and ROW Maintenance:**

In May 2025, OLCA approved AT&H to finish ROW clearing of "entire subdivision." Work began June 3, 2025, and the work is now said to be complete after last tractor mowing. We are looking to establish a long-term maintenance contract with one of several interested contractors now that that rotation is complete. Also, AT&H was deployed for storm damage/cleanup and trash removal the week of March16 and spent a total of four (4) days. Finally, Mana Construction replaced/repaired the ten (10) missing/damaged stop signs as a "neighborly gesture" in late March using leftover salvage materials deemed in usable condition, however, I am requesting that we still pay the original proposal price of $662.50 anyways.

**Motion 04212026-10:** Approve payment for AT&H Invoice #14626 in the amount of $4794.19 for storm cleanup, hauling, tipping fees, and tax.
**Motion Passed 6 of 6**

**Motion 04212026-11:** Approve payment for Mana Construction Invoice in the amount of

$662.50 for repair of five (5) stop signs and replacing five (5) stolen stop signs utilizing some leftover salvage signs and remainder new materials.
**Motion Passed 6 of 6**

Mahalo for allowing me to serve in this capacity!

## Community Committee Report – Camren Cambra
## OLCA Road Chair Report for April 21, 2026, Board of Directors Meeting

Verbal Report pending

**New Business-**

1. Upcoming Community Meeting

**Old Business-**

1. N/A

## Visitors Introduced and Welcomed-

**Added Motions-**

**Motion 04212026-12:** Approve up to $400 for security at the Semi-Annual Membership Meeting using the OLCA Debit Card.
**Motion Passed 6 of 6**

**Motion 04212026-13:** Approve Hawaii John's services for the Semi-Annual Membership.
**Motion Passed 6 of 6**

**Motion 04212026-14:** Approve Hokori Construction for an entire Gravel Road Rotation using the previous approved project budget.
**Motion Passed 6 of 6**

**Motion 04212026-15:** To approve OLCA attorney to assist us at the windward planning commission on May 6, 2026 @ 9am and assist with collecting reimbursement for damaged roads by 130 Holdings and documents for liens on the properties.
**Motion Passed 6 of 6**

**Adjournment:**
**Motion 04212026-16:** Motion to adjourn meeting 8:57 PM
**Motion Passed 6 of 6**

Gmail Mitchel Tresslar <mitcheltresslar@gmail.com>

## OLCA BOD Meeting 04/2026

**Mitchel Tresslar** <mitcheltresslar@gmail.com> Thu, Apr 23, 2026 at 6:04 PM
To: Jason Tice <BALLARDCONSTRUCTIONSERVICES@gmail.com>

Aloha Jason-

I hope you are doing well.

I wanted to reach out to see if you would be willing to provide your votes for the motions from the meeting this past Tuesday. We did not have a quorum but decided to have the meeting anyways and add your votes to the minutes.

Please find the attached Agenda, Minutes, Administrative Invoice Email, Road Invoice Email, Gravel Road Bid Emails from Watkins and Hokori.

The added motions include deciding on which contractor to proceed with for the gravel road maintenance for the next round which we approved $200k for. Will you please also indicate which contractor you would vote to proceed with based on their proposals.

Please reach out with any questions.

Mahalo,

Mitchel
[Quoted text hidden]

---------- Forwarded message ----------
From: Sarah Garcia <smdstar15@hotmail.com>
To: Tara Brandon <tarabrandon430@yahoo.com>, Mitchel Tresslar <mitcheltresslar@gmail.com>, Reed Becker <dakinedrywallguy@hotmail.com>, Jason Tice <ballardconstructionservices@gmail.com>, Juanita Ray <morganray@hotmail.com>
Cc:
Bcc:
Date: Mon, 16 Mar 2026 04:21:28 +0000
Subject: OLCA Admin invoices for March 2026
Aloha all, the admin invoices for this month's meeting are attached. I hope everyone is doing ok after the storm.

Sarah

---------- Forwarded message ----------
From: Reed Becker <dakinedrywallguy@hotmail.com>
To: Tara Brandon <tarabrandon430@yahoo.com>, Sarah Garcia <Smdstar15@hotmail.com>, Juanita Ray <morganray@hotmail.com>, Jason Tice <BALLARDCONSTRUCTIONSERVICES@gmail.com>, Mitchel Tresslar <mitcheltresslar@gmail.com>
Cc: BRANDEE CARRILLO <jbsllc001@gmail.com>
Bcc:
Date: Thu, 16 Apr 2026 07:19:40 +0000
Subject: Road Invoices

---------- Forwarded message ----------
From: Tara Last NameBrandon <tarabrandon430@yahoo.com>
To: Reed Becker <dakinedrywallguy@hotmail.com>, Juanita Ray <morganray@hotmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Jason Tice <BALLARDCONSTRUCTIONSERVICES@gmail.com>, Mitchel Tresslar <mitcheltresslar@gmail.com>
Cc: Tara Brandon <tarabrandon430@yahoo.com>
Bcc:
Date: Fri, 17 Apr 2026 10:22:14 -1000
Subject: Hokori Gravel Road Pricing and Proposal

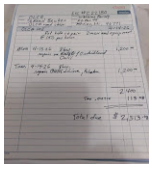
https://docrenderer.prd.joistapp.com/v1/public_documents/a191d8fecd5a621f1d31218c.pdf?show_qr_code=false

Sent from my iPhone

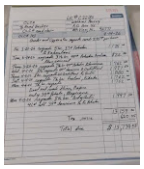
---------- Forwarded message ----------
From: Reed Becker <dakinedrywallguy@hotmail.com>
To: Juanita Ray <morganray@hotmail.com>, Mitchel Tresslar <mitcheltresslar@gmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Jason Tice <BALLARDCONSTRUCTIONSERVICES@gmail.com>, Tara Brandon <tarabrandon430@yahoo.com>
Cc:
Bcc:
Date: Fri, 17 Apr 2026 22:43:13 +0000
Subject: Watkins Soft Surface Proposal

Sent from my iPhone

**15 attachments**



**Resized_20260414_184430_1776228294931.jpeg**
66K



**Resized_20260414_202115_1776234112933.jpeg**
76K

**OLCA_Agenda_04-21-2026.pdf**
127K

**OLCA_Minutes_03-16-2026.pdf**
130K

**2025 OLCA Invoice Carbonaro.pdf**
554K

**HAP Invoice 3.2026.pdf**
71K

**JBS Invoice 3.26.pdf**
8863K

**OLCA Admin invoices for March 2026.eml**
12995K

**Mana Construction Stop Sign Repair (2).docx**
28K

**Unknown.pdf**
78K

**Road Invoices.eml**
348K

**a191d8fecd5a621f1d31218c.pdf**
242K

**Hokori Gravel Road Pricing and Proposal.eml**
340K

**OLCA_Road_Maintenance_Bid_.docx**
28K

**Watkins Soft Surface Proposal.eml**
49K

Gmail Mitchel Tresslar <mitcheltresslar@gmail.com>

## OLCA BOD Meeting 04/2026

**BALLARD CONSTRUCTION SERVICES** <ballardconstructionservices@gmail.com> Sat, Apr 25, 2026 at 7:25 AM
To: Mitchel Tresslar <mitcheltresslar@gmail.com>

Aloha Mitchel

I'm trying to vote on this form. Should I just send you a message indicating my vote on numbered motions?

1 yes
2 yes
3 yes
4 yes
5 yes
6 yes
7 yes
8 yes
9 yes
10 yes
11 yes
12 yes
13 yes
14 yes
15 yes
Adjourning yes

I can't open the proposals.

You can call me if that's easier.

Jason 206.669.0355

Sent from my iPhone

> On Apr 23, 2026, at 6:04 PM, Mitchel Tresslar <mitcheltresslar@gmail.com> wrote:
>
> [Quoted text hidden]
> <OLCA_Agenda_04-21-2026.pdf>
> <OLCA_Minutes_03-16-2026.pdf>
> <OLCA Admin invoices for March 2026.eml>
> <Road Invoices.eml>
> <Hokori Gravel Road Pricing and Proposal.eml>
> <Watkins Soft Surface Proposal.eml>

Gmail Mitchel Tresslar <mitcheltresslar@gmail.com>

## OLCA Board of Directors Meeting - 04-21-2026 - Motion 04212026-14

8 messages

**Mitchel Tresslar** <mitcheltresslar@gmail.com> Tue, May 5, 2026 at 3:28 AM
To: Tara Last NameBrandon <tarabrandon430@yahoo.com>, Reed Becker <dakinedrywallguy@hotmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Juanita Ray <morganray@hotmail.com>, Jason Tice <BALLARDCONSTRUCTIONSERVICES@gmail.com>, Mitchel Tresslar <mitcheltresslar@gmail.com>

Aloha Directors-

Below is the motion from the Board of Directors meeting held on April 21, 2026. Due to not having a quorum during the Zoom meeting, this motion is being presented to the OLCA Board of Directors via email for a vote. This motion received a "Second" by Juanita during the Zoom meeting, allowing time for discussion so we are in a position to call for a vote. Please respond REPLY ALL so that all members of the board can see the votes from all directors:

**Motion 04212026-14: Approve Hokori Construction for an entire gravel road rotation using the previously approved project budget.**

**CALL TO VOTE:**

**morgan ray** <morganray@hotmail.com> Tue, May 5, 2026 at 5:03 AM
To: Mitchel Tresslar <mitcheltresslar@gmail.com>, Tara Last NameBrandon <tarabrandon430@yahoo.com>, Reed Becker <dakinedrywallguy@hotmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Jason Tice <BALLARDCONSTRUCTIONSERVICES@gmail.com>

I'm a yes
Juanita

Get Outlook for Android

**From:** Mitchel Tresslar <mitcheltresslar@gmail.com>
**Sent:** Tuesday, May 5, 2026 3:28:56 AM
**To:** Tara Last NameBrandon <tarabrandon430@yahoo.com>; Reed Becker <dakinedrywallguy@hotmail.com>; Sarah Garcia <Smdstar15@hotmail.com>; Juanita Ray <morganray@hotmail.com>; Jason Tice <BALLARDCONSTRUCTIONSERVICES@gmail.com>; Mitchel Tresslar <mitcheltresslar@gmail.com>
**Subject:** OLCA Board of Directors Meeting - 04-21-2026 - Motion 04212026-14

[Quoted text hidden]

**BALLARD CONSTRUCTION SERVICES** <ballardconstructionservices@gmail.com> Tue, May 5, 2026 at 6:01 AM
To: Mitchel Tresslar <mitcheltresslar@gmail.com>
Cc: Tara Last NameBrandon <tarabrandon430@yahoo.com>, Reed Becker <dakinedrywallguy@hotmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Juanita Ray <morganray@hotmail.com>, Mitchel Tresslar <mitcheltresslar@gmail.com>

Good morning
I'm a yes
Sent from my iPhone

On May 5, 2026, at 3:29 AM, Mitchel Tresslar <mitcheltresslar@gmail.com> wrote:

[Quoted text hidden]

**Tara Last NameBrandon** <tarabrandon430@yahoo.com> Tue, May 5, 2026 at 8:36 AM
To: CONSTRUCTION SERVICES BALLARD <ballardconstructionservices@gmail.com>
Cc: Mitchel Tresslar <mitcheltresslar@gmail.com>, Reed Becker <dakinedrywallguy@hotmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Juanita Ray <morganray@hotmail.com>

I'm a yes
Tara
Sent from my iPhone

On May 5, 2026, at 6:02 AM, BALLARD CONSTRUCTION SERVICES <ballardconstructionservices@gmail.com> wrote:

Good morning
[Quoted text hidden]

**Reed Becker** <dakinedrywallguy@hotmail.com> Tue, May 5, 2026 at 8:41 AM
To: Tara Last NameBrandon <tarabrandon430@yahoo.com>
Cc: CONSTRUCTION SERVICES BALLARD <ballardconstructionservices@gmail.com>, Mitchel Tresslar <mitcheltresslar@gmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Juanita Ray <morganray@hotmail.com>

I'm a "YES"

Reed
Sent from my iPhone

On May 5, 2026, at 8:36 AM, Tara Last NameBrandon <tarabrandon430@yahoo.com> wrote:

I'm a yes
[Quoted text hidden]

**Sarah Garcia** <smdstar15@hotmail.com> Tue, May 5, 2026 at 1:06 PM
To: Mitchel Tresslar <mitcheltresslar@gmail.com>

I vote yes for this motion.

Sarah

**From:** Mitchel Tresslar <mitcheltresslar@gmail.com>
**Sent:** Tuesday, May 5, 2026 6:28 AM
**To:** Tara Last NameBrandon <tarabrandon430@yahoo.com>; Reed Becker <dakinedrywallguy@hotmail.com>; Sarah Garcia <Smdstar15@hotmail.com>; Juanita Ray <morganray@hotmail.com>; Jason Tice <BALLARDCONSTRUCTIONSERVICES@gmail.com>; Mitchel Tresslar <mitcheltresslar@gmail.com>
**Subject:** OLCA Board of Directors Meeting - 04-21-2026 - Motion 04212026-14

[Quoted text hidden]

**Mitchel Tresslar** <mitcheltresslar@gmail.com> Tue, May 5, 2026 at 1:10 PM
To: Reed Becker <dakinedrywallguy@hotmail.com>
Cc: Tara Last NameBrandon <tarabrandon430@yahoo.com>, CONSTRUCTION SERVICES BALLARD <ballardconstructionservices@gmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Juanita Ray <morganray@hotmail.com>

I'm a yes and I recieved a yes from Sarah as well.
[Quoted text hidden]

**Mitchel Tresslar** <mitcheltresslar@gmail.com> Tue, May 5, 2026 at 1:11 PM
To: Reed Becker <dakinedrywallguy@hotmail.com>
Cc: Tara Last NameBrandon <tarabrandon430@yahoo.com>, CONSTRUCTION SERVICES BALLARD <ballardconstructionservices@gmail.com>, Sarah Garcia <Smdstar15@hotmail.com>, Juanita Ray <morganray@hotmail.com>

Motion passes with a vote of 6 out of 6.

Thanks everyone!

Mitchel
[Quoted text hidden]