

**REGULAR BOARD OF DIRECTORS MEETING
VILLAGES OF KAPOLEI ASSOCIATION**

Wednesday, February 18, 2004
VOK Recreation Center

PRESENT: President James Gentry, Secretary/Treasurer Carol Smith, and Directors Tammy Cordova, Leo Domingo, Christopher Fry, and John Riggins. Vice President Greg Peterson, arrived at 7:40 p.m.

EXCUSED: Directors Carolyn Ancheta and Jeffrey Owens

GUESTS: Mr. Russell Shogren of E.K. Fernandez Shows; Mr. Stan Takemoto of the Oahu Farm Bureau; General Manager Warren Wegesend; and Office Manager Claire Loo-Hoy.

The Attendance Sign-In sheet for homeowners and guests in attendance will also become a part of the meeting file.

I. CALL TO ORDER

There being a quorum present, President Gentry called the meeting to order at 7:05 p.m.

CHANGE OF AGENDA

Secretary/Treasurer Smith motioned, and it was seconded, to move Agenda Item #V.A. E.K. Fernandez Shows up on the agenda to be addressed next. Motion carried unanimously with a vote of 6 to 0.

Mr. Russell Shogren and Mr. Stan Takemoto advised the Board that they were interested in holding the next State Farm Fair at the empty Northwest corner lot at Farrington Hwy and Ft. Barrette Road. It is tentatively planned for July 30, 2004 to August 8, 2004. They are currently sending their request and required documents to HCDCH for their approval.

After a question and answer period, Director Riggins motioned, and it was seconded, to endorse the State Farm Fair on the dates provided, as long as they control the traffic and clean up promptly after the fair. Motion carried on a vote of 5 to 0, with Director Domingo abstaining.

RESUMPTION OF AGENDA

II. APPROVAL OF THE MINUTES

Director Riggins motioned, and it was seconded, to approve the minutes of the Regular Board of Directors meeting of January 14, 2004, as circulated. Motion carried unanimously with a vote of 6 to 0.

III. REPORTS

A. Homeowners & Legislative Comments – Mr. Mike Kearney, Lot 1-076 –

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Expressed his concerns about the abandoned vehicle across the street from his house and the lack of response from the various government officials he called.

Mr. Paul Sameit, Lot 5-130 – Expressed his concern about the lack of maintenance of the empty lots in Iwalani, and inquired of the progress of the maintenance contracts for those lots.

Vice President Greg Peterson arrived at 7:40 p.m.

Ms. Kim Lewis, Lot 5-194 – Expressed her concerns about her neighbor's barking dogs and loud parties at night, and the lack of response from the police.

B. General Manager's Report – Mr. Warren Wegesend answered questions about his written report, which will become a part of the meeting file. Following are items on which there were discussions:

1. The Aeloa Park walkway is completed and costs were under budget.
2. Met with the contracted towing company. They are making an effort to step up their presence in the villages.

C. Treasurer's Report – Treasurer Carol Smith gave a report.

Secretary/Treasurer Smith motioned, and it was seconded, to approve the financial reports of December 31, 2003, as circulated. Motion carried unanimously with a vote of 7 to 0.

D. Other Reports

1. **HCDCH** – Director Domingo gave an oral report on the following:

- HCDCH will be meeting with the City on February 20, 2004, about the intergovernmental agreement on enforcing the traffic code in the villages. He will call Mr. Wegesend and inform him about the outcome of the meeting.
- The HCDCH's abandoned car towing contract went out for bid. Four companies expressed interest and one submitted their application but does not meet the requirements.
- The maintenance contract for the undeveloped lots was awarded. Each lot will be maintained on a monthly basis.
- HCDCH is interested in adding Kapolei Knolls to the villages. However, this board needs something in writing on their

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- commitment to this before we approach Kapolei Knolls.
• Tree stumps on Kuloa Avenue and Namahoe Street need to be removed.

2. **Civic Action** – Vice President Peterson reported that he tried to contact those owners who expressed interest in this committee and left messages for them to call him.
3. **Security Ad Hoc Committee** – Director Riggins gave a report on his initial research about hiring security for the villages. Director Fry volunteered to also serve on this committee, and Director Owens will be asked to join this committee as well.

IV. UNFINISHED BUSINESS – None

V. NEW BUSINESS

A. Design Review Committee Appointments

1. Secretary/Treasurer Smith motioned, and it was seconded, to appoint Ms. Flavie Gavet, Mr. Peter Maertens, Mr. William Peti, and Mr. Brad Vanterpool each as voting members and each for a one-year term. Motion carried unanimously with a vote of 7 to 0.

- B. Payment Application Policy** – Mr. Wegesend led the discussion on changing the payment application policy of the association. Our attorney recommended adding an additional separate category for attorney’s fees and costs for covenants enforcement, and having payments applied to this category last, after payment has first been applied to all other categories as stipulated in the existing policy. By doing so, certain problems can be avoided when it is necessary for the association to take such cases to court.

Director Riggins motioned, and it was seconded, to approve our attorney’s recommendation to add another category to the payment application table after “payment of assessments” to be “Toward the payment of expenses, costs, and attorney fees of covenants enforcement.” Motion carried unanimously with a vote of 7 to 0.

- C. Delinquency Collection** – Mr. Wegesend and Ms. Loo-Hoy led the discussion on the delinquency collection procedures currently used by the staff. The association’s attorney recommends the Board proceeds with foreclosure in cases

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where the owners have not responded to demands for payment and where the Board believes that due to existing market conditions it is likely that there will be purchase bids high enough to satisfy the Association's lien as well as the other encumbrances with priority over our lien.

Director Riggins motioned, and it was seconded, to accept the recommendation to add foreclosure as an option to the delinquency collection process. Motion carried on a vote of 6 to 0, with Director Domingo abstaining.

- D. Villages of Kapolei Logo Agreement** – The HCDCH submitted an agreement for transfer of the Villages of Kapolei logo to the Association.

Director Riggins motioned, and it was seconded, to accept the agreement with HCDCH for transfer of the Villages of Kapolei logo to the Villages of Kapolei Association. Motion carried unanimously with a vote of 7 to 0.

ADJOURNMENT

There being no other business, President Gentry adjourned the meeting to Executive Session at 9:15 p.m.

Submitted by:

Claire Loo-Hoy
Office Manager

Approved: March 17, 2004