

**Volcano Cymbidium Acres Road Maintenance Corporation
(VCARMC)
Annual General Meeting
Saturday, October 15, 2016
4:00 P.M.**

Board Members Present: President, Mary Lee Knapstad, Treasurer, Mike McKenney, and Secretary, Sharon Moraes

Excused: Joe Garza, Stephen Geiger, Alan Holt, Ron McIntosh, and Julie Williams

Treasurer's Report:

Treasurer, Mike McKenney reported that we have a balance of \$26,887.60, as of October 15, 2016, in our American Savings Bank account. A copy of the VCARMC Expense and Deposit Records were submitted by Mike and are attached to these Minutes. John Moraes motioned to accept and approve the Treasurer's Report. Gloria King seconded the motion. The motion was carried.

Mike also submitted a copy of the VCARMC Alphabetical List of Property Owners, TMK # and Assessments Record. Thus far, he has received \$13,575 in assessments, a 70% on returns. See attached copy to these Minutes.

Mike reported that the survey ballot for *"The proposed increase is that for every unit of a B & B beyond two units, the base assessment amount will be added to the annual fee."* received 60 in favor of increasing the assessments and 14 against.

Mary Lee stated that it would cost \$5,000.00 to repair the roads in front of the two B & B's, caused by much wear and tear from additional traffic. These are two of the largest B & B's located in Cymbidium Acres. One B & B is located on Ke Koa Nui Blvd and the other on Kawailehua Road.

Theresa Sommer, owner of Hawaii Volcano Ranch, located on Kawailehua Road, asked if VCARMC has something in place to make others pay their fair share of assessments. Mike responded that liens are placed on homes/lands when properties are sold. Theresa stated that her assessment is \$250 for five acres. She felt that it would be unfair for her to have to pay the extra \$250 each, if she used more than two units, while others only paid \$100.00 each. Both Gloria King and Daniel Kea stated that they were in favor of having everyone pay a flat rate of \$100 each per unit.

Ina Wolfe suggested that the two B & B's in question, be asked to pay for the additional repair of the roads, fronting their property. She stated that since the

increase of the wear and tear of the roads are being done by their guests, employees, etc., that they take care of it.

Gloria King stated that pictures should be taken and shown to these B & B's to gain their cooperation. She felt that it would be in their best interest, as commercial operations, to keep the roads in front of their business well maintained. Gloria also agreed with Ina Wolfe, the two B & B's should be asked to pay for the additional repair of the roads fronting their property. Gloria also suggested that the VCARMC Board should go and talk to the owners of these two B & B's and ask that they pay for the additional repair costs of the roads.

Scott Hauan asked who is responsible for the maintenance of the easements. Mike responded that VCARMC maintains the upkeep of the 40 feet roadways. This includes all residents (unless specified not to) and all empty lots.

Old Business:

- A) Road Maintenance – Mary Lee reported that Kyle Pua, from Triple K, will chip and seal Ke Koa Nui Blvd and Kawailehua Road, where the pot holes in front of the B & B's are located. They will poison the sides of our roads and fix the Blind Hill sign on Laukapu Road too. The cost of all this will be \$5,000.00. It was noted that residents not wanting to have their area sprayed with poison, must post no poisoning signs. It was also noted that the cost to fog seal one road, would cost about \$20,000.
- B) Insurance - Liability Insurance was purchased from Servco Pacific Insurance. The combined Premiums for General (1 year) and Directors' and Officers (3 years) were \$4,687.67.
- C) Warren Gilbert – Mary Lee stated that Warren purchased liability insurance in accordance with his agreement to be able to continue to do business with VCARMC. A copy of his Certificate of Liability Insurance is on file.
- D) Triple K – Mary Lee reported that Triple K also has liability insurance, and we may continue to hire them to do road maintenance. Due to their busy schedule, we hope to have them working on our roads soon.
- E) Cattle on Roads – It was reported by Mary Lee that some of the stray cattle were adopted and while others were shot. Presently, there is less cattle on our roads.
- F) Kaleiwahea Subdivision – Sharon reported that direct access to the Kaleiwahea Subdivision must be from Wright Road. No entry will be allowed from Olomea Road. They must have a permit in order to subdivide.
- G) Coqui – Volunteers have been working hard to keep the coqui from spreading in our subdivision. This year two females were caught. One of them had eggs. Unfortunately, a few neighbors are refusing to cooperate and have the coqui volunteers come on to their property to catch these frogs. This increases the spread of coqui in our subdivision. Many guests staying in

B & B's and vacation rentals in our subdivision, also added to the influx of coqui this year. It was noted that VCARMC does road maintenance only and are not involved with the coqui patrol.

New Business:

The next Board of Directors Quarterly Meeting will be held on Thursday, January 12, 2017, at 7:00 p.m. at the Moraes Hale.

Adjournment:

Serge King motioned to have the meeting adjourned at 5:30 p.m. Theresa Sommer seconded the motion and it was accepted by the VCARMC members present.

Respectfully submitted,

Sharon Moraes
Sharon Moraes
VCARMC Secretary