

**Volcano Cymbidium Acres Road Maintenance Corporation (VCARMC)  
Board of Directors Quarterly Meeting  
Thursday, January 12, 2017  
6:30 p.m.**

**Present: President, Mary Lee Knapstad, Vice President/Treasurer, Mike McKenney, Secretary, Sharon Moraes, Board of Directors, Joe Garza, Alan Holt, and Ron McIntosh**

**Excused: Board of Directors: Stephen Geiger and Julie Williams**

**Invited Guests: Theresa Sommer, Owner of Hawaii Volcano Ranch  
Not able to Attend: Kelsea Garlich, General Manager of Volcano Village Lodge and Assistant Manager, Megan. Jon Kim, Owner of Lotus Garden Cottages**

Please note that in anticipation of our guests arriving at 7:00 p.m., the Board met at 6:30 p.m. to discuss possible increased annual assessments for B & B's with more than two units. This issue was on a ballot in 2016's newsletter, in which 82 owners voted in favor of the increase and 17 voted against it. In all fairness, the Board wanted to discuss this matter with these three largest B & B's and hear their side of the situation. Unfortunately, no representatives for Lotus Garden Cottages and Volcano Village Lodge were in attendance. These are the two largest B & B's in Cymbidium Acres Subdivision.

**Increase of Annual Assessments for B & Bs:** The Board met at 6:30 p.m. to discuss the matter of increasing annual assessment fees for B & Bs. Since the Board is in favor of increasing the assessment fees and the 80 votes for the increase makes it possible to do so, they chose to wait to hear from their guests.

At this time, Mary Lee reported that Kelsea Garlich, General Manager of Volcano Village Lodge, was upset that they were not notified as to the dates and times that Triple K were to do the road work in front of their B & B. They would like to be notified ahead of time, so that their guests will be made aware of what is going to occur and that possible accommodations may have to be made for guests. As to the leaf blower-like machine that was used by Triple K at 8:30 a.m., no one knew when Triple K was to arrive and so no notice was given. Although this incident is regrettable, the Board would like to remind those with commercial businesses, that Cymbidium Acres is a residential and agriculture subdivision. It will not always be quiet, serene, and peaceful.

**Treasurer's Report:** Mike reported that we have a balance of \$23,363.61 in our American Savings Account. Attached is a copy of the VCARMC Expense and ASB Deposit Records received from Mike. Joe motioned to approve and accept the treasurer's report. Alan seconded the motion and the Board accepted it.

**Minutes:** The VCARMC Annual General Meeting Minutes of October 15, 2016 were read and reviewed. Ron motioned to accept and approve the Minutes as corrected. Joe seconded the motion and the Board moved to approve and accept the Minutes as corrected.

**New Business:** At 7:00 p.m., Theresa Sommer, owner of Hawaii Volcano Ranch, was the only person to attend our VCARMC Board meeting.

Mary Lee informed Theresa that the Board was in favor of increasing the annual assessment fees for every unit of a B & B beyond two units, the base assessment amount will be added to the annual fee. The amount would be \$100 for each additional unit. Also, the ballot sent out with the Notice of Assessment for 2017, showed 82 in favor of increasing the assessment and 17 opposed. The cost of maintaining our roads have become very challenging with the increasing amount of commercial traffic.

Theresa stated that although more funds are needed to maintain all roads due to the increase of traffic, she felt that they were being unfairly targeted, just because they were the three largest B & B's. She asked how many people have not paid their assessments for 2016. Mike reported that 20% have not paid and that it is an improvement from last year. Theresa then asked if liens were placed on these properties, since they didn't pay their assessments. She felt that in all fairness, the VCARMC Board should place liens on those that have not paid their annual assessment, especially if the liens go back several years. VCARMC should collect the moneys owed by those that haven't paid, before implementing and raising the annual assessment fees for the three largest B & B's. The Board did remind Theresa that road repair did recently occur in front of the two largest B & B's due to increased heavy traffic by these commercial businesses. They thanked Theresa for coming and sharing her thoughts and feelings on this matter.

**Liens:** The Board concurred that we should look into the matter of placing liens on those that have not paid their annual assessments. Ron stated that he would contact Mike Nagai, Escrow Officer, with Title Guaranty, and ask him to recommend an attorney that handles liens. Mary Lee will then make an appointment to meet with the recommended attorney, accompanied by a few Board members, to discuss the most effective way to place liens on property owners that have not paid their annual assessments.

**Asphalt Paving:** Sharon stated that she would check with the Mauna Loa Estates Association and the Fern Forest Association to find out which company did the asphalt paving on their subdivision roads. Contact would then be made to find out how much it would cost to have our roads paved in asphalt. It was duly noted that VCARMC should not take out a loan to have the roads done in asphalt.

Chip sealing our roads, though affordable, has shown that it deteriorates much faster than asphalt. The lack of poor and or no communication on the part of Kyle

**Pua and his company, Triple K, has caused much concern to Board members. This was especially noticeable this month, when they came to chip seal the roadways fronting Lotus Garden Cottages and Volcano Village Lodge. The Board will look into finding another company to maintain our roads.**

**\$500 Waiver: It was decided that as a gesture of goodwill, the Board would waive the second payment for the road repair from Volcano Village Lodge. The motion was made by Joe to waive the \$500, Mary Lee second the motion, and the Board approved it.**

**Thursday, April 6, 2017: The next VCARMC Board of Directors Meeting will be held on Thursday, April 6, 2017 at 7:00 p.m.**

**Adjournment: Mike moved to have the meeting adjourned. It was seconded by Ron and accepted by the Board members.**

*Sharon Moraes  
VCARMC Secretary*