

**Volcano Cymbidium Acres Road Maintenance Corporation (VCARMC)  
Board of Directors Quarterly Meeting  
Thursday, April 6, 2017  
7:00 p.m.**

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

**Excused: Board of Directors: Alan Holt and Stephen Geiger**

**Treasurer's Report: Mike reported that we have a balance of \$22,316.75 in our account. Please see the attached VCARMC Expense and ASB Deposit Records submitted by Mike. Joe motioned to accept the Treasurer's Report. Julie seconded the motion, and the Board accepted it.**

**January 12, 2017 Minutes: Joe motioned to accept the Minutes of January 12, 2017 Board of Directors Quarterly Meeting. Ron seconded the motion and the Board approved it.**

**New Business:**

**Assessments: Mike went back 20 years to check each TMK to find out which owners are in arrears in paying their annual road maintenance assessments, and how much they owe. Presently, we have \$60,000 owed in back assessments. Mike said that most of the VCARMC assessment records are organized by owner name, not TMK#. This is not ideal for checking the ownership and assessment history of a particular TMK. Every lot has a single TMK, but over 20 years time, many lots have had more than a single owner. VCARMC is authorized to collect assessment payments in arrears. Ron reminded the Board that a new owner cannot be held liable for past due assessments.**

**Assessment notification letters will be drafted for Board review and approval. Once these letters are approved, they will be mailed out to those that are in arrears with their assessment payments. The Board hopes to collect these overdue payments first without having to hire an attorney to do it through more legal channels.**

**Liens: Mary Lee reported that Cindy, from Mr. Hasegawa's office, suggested that we should begin looking through the Public Notices published in the newspaper for foreclosures. Both Joe and Julie offered to begin checking the newspapers. She also stated that Alan Kroll suggested that VCARMC reaffirm with all the escrow companies that when homes or lots are sold, any assessment payments that are in arrears, be immediately paid to VCARMC. Please note that there are 155 lots in Cymbidium Acres.**

It was briefly mentioned that attorney, Al Konishi, may be contacted to follow up on those that have liens on their properties. Presently, there are 46 people that are in arrears.

**Old Business:**

**Increase of Annual Assessments for B & Bs:** The Board decided not to pursue this matter at this time. Instead, notification letters will be sent to those that are in arrears of their assessment payments.

**\$500 Waiver to Volcano Village Lodge:** A \$500 waiver was given to Volcano Village Lodge. This was due to the fact that John Kim, of Lotus Garden Cottages, refused to pay his balance of \$500.

There were some problems with Triple K's work in front of Volcano Village Lodge. Mary Lee had instructed Kyle to wait on the two B & B road resurfacing jobs until after our January meeting. Instead, he phoned her in December and announced, they would be coming the following day to do the work at Volcano Village Lodge. They left unsightly rivulets of oil that flowed away from the work site in all directions. They borrowed a broom from Volcano Village Lodge and returned it ruined, prompting Mary Lee to buy them a new broom. There were no "detour" signs anywhere, so motorists (including Volcano Village Lodge guests) had no clue of what was happening, until they were right at the site. From all this, Mary Lee learned that she has to be more assertive with Kyle and monitor Triple K's work more closely. This includes removing Triple K's traffic cones in a timely manner, as they tend to get left in place indefinitely.

**Asphalt Paving:** Mary Lee stated that asphalt paving would be very expensive. VCARMC does not have the funds to pay for asphalt paving. She strongly stated that we should not take out a loan and go into debt, like other subdivisions have done. The Board agreed and will continue with the chip sealing. Ron asked for a ball park figure be given to see how much it would actually cost to do one road. Mary Lee will follow up Carolyn Loeffler from Loeffler Construction, Inc., 935-4422, [cloeffler@interpac.net](mailto:cloeffler@interpac.net). They do asphalt paving for Mauna Loa Estates.

**Triple K – Roadside Spraying:** Julie stated that VCARMC and volunteers use to spray poison the roads in the past. Both Mary Lee and Mike acknowledged that fact, but noted that it became harder to continue doing so, due to weather, time, and gathering of volunteers. Mike stated that roadside poisoning is included with road maintenance. Warren Gilbert does the lawn mowing and cutting back the brush on the sides of our roads. Kyle Pua, from Triple K, has his people do the poisoning to keep the roadsides clear of grass and moss, then they chip seal the roads. Residents that do not want their area poisoned, must post their "Do Not Poison" signs. Poisoning signs at the top of Laukapu Road and Olomea Road will continue to be posted when roadside poisoning occurs.

**Coqui Monitoring:** Julie asks that she be contacted at 985-7543, if anyone hears coqui. Both Mary Lee and Wayne may also be called at 985-9190.

**Rapid Ohia Death:** Julie reported that there is a video brochure available detailing the importance of this issue. Up to date information may be found on [www.rapidohiadeath.org](http://www.rapidohiadeath.org) or on Facebook, at [www.facebook.com/rapidohiadeath](http://www.facebook.com/rapidohiadeath). Unfortunately, it is now here in Volcano, HVNP, and Ka`u.

**Announcements:** Mary Lee announced that all officers and board of directors should be at the VCARMC Annual General Meeting in October. The date of the meeting will be announced as soon as arrangements are made.

VCARMC Quarterly Board Meeting will be on Thursday, July 13, 2017, 7:00 p.m., at Pu`ulena.

**Adjournment:** Joe motioned that the meeting be adjourned at 9:00 p.m. Ron seconded the motion. The Board agreed and the meeting was adjourned.

Respectfully submitted,

  
Sharon Moraes  
Secretary