



Volcano Cymbidium Acres Road Maintenance Corporation

Zoom VCARMC Board Meeting July 10, 2025 at 5 pm

~~Draft~~ Minutes respectfully submitted by Marlene Phillips
Jan. 8, 2026: Draft Minutes approved without revision.

- 1) **Call to Order** at 5:01pm.
- 2) **Present:** Gigi Lee (President), Michael Stacy (Vice President and Zoom Master), Marlene Phillips (Secretary), Michael McKenny, Bud Muth, Marc Bowser - (Board Members), Julie Williams (Grant Coordinator), Theresa Sommer, Daniel Kea, Hart Phillips, Tom & Kathy English, Sharon Moraes, Reed & Renee Bertollette, Kurt Nelson, Cynthia Vanderbilt, Max Minor, Jeff Stachowicz, Scott and Candy Hauan - (Property Owners), Lt. Jordan Linnell (USDA).
- 3) **Approval of Board Minutes:** The minutes of the April 11, 2025 Board Meeting were approved unanimously; Marc Bowser moved, Reed Bertollette 2nd. The Special Board Meeting on May 22 resulted in votes of 35 for, 11 against allotting money for pig abatement, and 2 abstentions. Marc moved, Michael Stacy 2nd.
- 4) **Treasurer's Report:**

Checking Acct.:	\$ 33,555.97
Bond Acct.:	\$143,143.82
Past Due:	\$ 8,500.00 owed by 8 owners for 2024 and earlier
	\$ 5,322.20 owed by 17 owners for 2025

Liens: 5
- 5) **Old Business:**
 - a) **Roadside Maintenance:** The 2026 Roadside Maintenance Plan to be voted on at the annual meeting, includes fog sealing Olomea.
 - b) **Pothole Filling:** Marylee and Julie have volunteered to help. If Kyle Pua does his job, Pothole Filling will not be needed next year.
 - c) **Replacement for Treasurer / Hiring of Bookkeeper:** Nobody volunteered to become treasurer so far. We have 2 quotes for Bookkeeper from Karen Basham and Helmbright. After a brief discussion, 5 board members voted to hire Karen for a year, one abstained.
 - d) **More Board Members needed:** Gigi stressed that we also need new board members, hence the letter that was sent. Michael Stacy said he is resigning as a board member, but will continue managing the website and do the postings for now. Michael gave property owners a beautiful, informative and useful VCARMC website. One of our board members, Mike McKenny, has been on the board since 2000. In 2002, he put the, up until now, handwritten list of owners into an Excel Spreadsheet and started using email for communication. As treasurer, he reorganized records by TMK's. Kris put them into Quick Books. He has been doing 2 jobs for many years,

treasurer and bookkeeper.

e) **Board members' Code of Conduct:** Bud Muth was unhappy about how the pig situation was handled and is resigning. He has been a valuable board member for many years.

6) New Business:

- a) **Progress and Roadblocks on Pig Control:** Julie Williams introduced Jordan Linnell from USDA, who stated that a Pig Brig costs \$3,536.49 shipped to Hawaii, a cage trap is \$800, and a Game Changer Jr., that needs to have level ground, is \$7,000. However, USDA will only charge us for time and fuel, will set a trap on a Monday, and then try to capture pigs on Tuesday and Wednesday, which will run to \$100 per trip plus carcass disposal cost, if nobody will take the carcasses for the meat (The only landfill accepting pig carcasses is in Kona). (Marlene will check on a Mobile Slaughter Service). A blood sample of caught pigs will be tested for Swine Flu, Pseudo Rabies, Brucellosis, but meat is o.k. to eat if cooked to 160 degrees. Owners, who want to allow pig trapping on their property, each need to fill out an access easement agreement (form 12a). Owners will set the bait and will let Julie and Jeff know if pigs have been caught. So far, owners on roads B and C have offered their properties. No easements will be used for that purpose. Board members hope that a grant can be obtained before the \$7,000 allotted will be used up.
- b) **New Bid for Road Repair:** Marc has been working very hard to get bids for chip/seal work, but the only person willing to do the work is Kyle Pua with Hawaii Emulsion. Marc has done a wonderful job of drawing up a contract that will hopefully satisfy all those familiar with Kyle's previous jobs and are concerned about work quality and equipment left behind.
- c) **Finalize Proposed Rights-of-Way Policy:** The policy, which will become effective January 1, 2026, needs to have the reference on feral pigs struck, and will have the verbiage that a penalty of \$70 per month can be charged for non-compliance, e.g. cars permanently stationed and trees planted in right-of-ways; voted for by six out of seven board members.
- d) **Record Day for Vote on Road Maintenance Plan and 2026 Budget** is 60 days before annual meeting. Voting date cannot be confirmed until upcoming road work is confirmed.
- e) **Possible Increase in Annual Assessments:** The board decided to complete the road work first, before voting on an increase.
- f) **Instituting Late Fees and/or Interest:** The vote to institute section 5.8 a) and b) and charge a 10% late fee and up to 12% interest for the year did not pass this time. Gigi proposed changing the billing cycle to January-March to avoid the holiday season.
- g) **Establishing Annual Meeting Place and Time:** Michael McKenney will check with the Cooper Center about place and time availability on October 18, 2025. Members eligible to vote have to become property owners for at least 60 days before the annual meeting.

7) Next Meeting (Annual Meeting) October 18, 2025

8) Adjournment: The meeting was adjourned at 6:45pm. Marlene moved, Marc 2nd.