

Aloha Estates Association

Board Meeting Minutes
April 24, 2021 @ 9:00 am
St. Theresa Parish Hall

◆ **Opening**

Meeting was called to order at 9am by Glen Barfield, President.

◆ **Attendees:**

President – Glen Barfield

Vice-President – Shelly Pierson

Secretary – Patricia Hubner

Treasurer – Lelani Kruger

Directors – Kelvin Kane, Glenn Pierson

Alternate Director – Sandy Schaffer

◆ **Approval given of March 27, 2021 General Membership Meeting Minutes**

◆ **Old Business**

1. Discussion on the future of cement barriers on Roads 1 and 3
 - a. Glenn P brought up suggestion from Eric Hubner to take out cement barriers that had fallen into Road 3 ravine and board discussed it was not worth the cost to hire equipment that could safely reach and lift the barriers out
 - b. Patricia H brought up taking away extra barriers on corner of Mauna Loa Rd and Road 1. Glenn P pointed out those barriers are doing a good job to discourage traffic from entering Road 1 from Mauna Loa Rd. He saw that a fire truck was able to maneuver past those barriers and so the road is still accessible to emergency vehicles.
 - c. Other barriers parallel to the road by the Road 1 culvert are on AEA right of way and will remain there.
 - d. It was noted that erosion over the Road 1 culvert does not show further erosion but the continued erosion of Road 3 culvert is noticeable.
2. Discussion on improvement suggestions;
 - a. Community clean-up - Discussion that this suggestion is currently not worth the expense of time and resources
 - b. Gating Road 1 culvert bridge to limit traffic – Board does not want to pursue this
 - c. Rusted shipping containers on Mauna Kea Rd and Road 4 – Glenn P reported to the board after getting info from speaking with 3 people.
 - i. Glenn spoke with the renter of the property (Kevin). The rusted shipping containers are partially on the Mauna Kea Rd right of way (about 4 feet) and present a health and safety hazard over which becomes a liability issue for the AEA.
 - ii. Glenn P suggested the AEA would work with the owner (who lives in Las Vegas) and with the renter to pay for removal of the rusted metal and non-metal trash and the attached shed with the cost of the removal to be reimbursed to AEA upon the sale of the property. Nothing written was

given, this was a suggestion for the renter to bring up with the owner. The renter mentioned he has family members (nephews) who may be able to help with clean up.

- iii. Glenn P also spoke with Bud (heavy equipment operator) to get an estimate of how much it would cost to demolish the rusted shipping containers and lift debris into dumpsters to be hauled away. Bud estimated it would be one day's work with a cost of \$1,000.
- iv. Glenn P spoke with Cody at Big Island Steel about hauling away scrap metal. One dump truck costs \$250 round trip with a recycling fee of 5 cents per pound.
- v. Glen B estimated the cost could be up to \$5,000. Glen B also recommended that not only the rusted shipping containers be removed but also the attached shed. There was a discussion about the need for a survey. Glen B has a map of the neighborhood and if the owner agrees to the removal proposal it might not be necessary to have a survey done.
- vi. Shelly P made a motion to agree that this is a health and safety issue and that working with the owner for the removal of the two rusted shipping containers with the attached shed and contents should not exceed \$5,000 and that any expense incurred will be put as a lien against the property and there must be a signed agreement between the owner and AEA prior to proceeding. The motion was seconded by Glenn P and passed unanimously.
- vii. The next steps will be that Glenn P will go back to the renter (Kevin) to let him know the board would like to proceed if the owner is willing, Glenn P will also get the contact information for Kevin's fiancée.
- viii. Kelvin Kane may be able to get a quote for dumpster services from Business Services.

3. Bids to Review:

- a. Cutting tall vegetation and grass cutting – Glenn P sent out bids for cutting back foliage to 4 – 5 businesses/individuals but received no firm offers.
 - i. Grant does not have insurance, Bud does not have the equipment, Mario Services may be interested Mario Escobar 808-494-4853.
 - ii. Discussed if having to be insured was why there wasn't an interest. Glenn P said there are 3 options 1) Drop the idea 2) Hire someone who is not insured 3) Not send out a bid but negotiate.
 - iii. The service could do it once and see if they wanted to continue to do it and then negotiate a price.
 - iv. Leilani K confirmed that in 2019 Big Island Tree service cut down waiwi on Road 5 and the cost was \$1,651.
 - v. Shelly P suggested Home Advisor website. Patricia H sent a request to that website with the AEA contact information.
 - vi. Glen B will contact Chad to see if he would be interested to defray AEA back fees.

vii. Lelani will contact AEA insurance agent, Lottie Chun if AEA insurance covers uninsured lawn/foilage service – and would a rider to the policy be needed?

viii. Glen B will be the contact person for following up with interested businesses/contractors

4. Security –

- a. Abandoned Vehicles - Local police officer is Bryson Miyose (bryson.miyose@hawaiicounty.gov) tagged abandoned vehicles that were identified by the AEA Road Committee.
 - i. Some vehicles have already been moved off of the road right of way onto private property and the rest of the tagged vehicles should be getting towed away this week per the police tagging process.
 - ii. When other abandoned cars are identified then AEA will follow the same process.
 - iii. Clarification given by Glenn P that police officers cannot be paid off-hours for enforcement activities.
 - iv. Road 3 resident, Debbie Molcilio, contacted Leilani K because her next door neighbor was shooting guns and although she called 911, the police were delayed in responding and she was concerned.
 - v. Neighbors should call 911 and if there are concerns about police response resident should contact district rep, Matt Kanealii-Kleinfelder at 961-8263.
- b. Neighborhood Watch – Patricia H was unsuccessful in getting Neighborhood Watch info from Kea’au Police Dept and Volcano’s Cooper Center.
 - i. Patricia H will contact community police officer, Bryson M, and report back and the next Board meeting.

5. Zoom Meeting - Shelly P looked at pricing but recommended trying the free service first – Shelly P will try it out with Leilani to work on AEA website.

- a. Board will meet monthly and since Shelly P and Glenn P will be off island we may need to do a phone call if wi-fi is not available.
- b. Hold off on paying for Zoom for yearly AEA meeting until we find if there is an interest in it.

◆ New Business

6. Treasurer’s Report – Leilani K reported current balance \$81,967.90 with pending deposits of \$1,302

- a. Glenn P asked if the AEA website could be set up for on-line credit card payment. Extra cost to be added to payment – Shelly P took this as an action item
- b. Discussion that AEA can only put a lien on delinquencies. Leilani K said no liens were created in 2020 because of the economic conditions due to the COVID-19 pandemic.

7. Bank of Hawaii signature card – Glen B, Shelly P and Patricia H signed the authorization signature form for Bank of Hawaii. Current banker is Ryler Makekau

8. Pothole repairs on roads 1 – 6

- a. An accurate count and location of potholes is needed.
 - b. Glen B will go with Kelvin K to locate and get photos (if needed).
 - c. Glen B will then contact Loeffler for a repair estimate
9. “No Dumping” sign was put up by Glenn P on 3rd Road (makai side next to Janine McClusker’s property). Sign purchased on Amazon. Large items (such as a toilet) had been thrown into the dry stream next to her property and could affect the flow of water during a heavy rain. Janine is selling her property and has set up an arrangement to remove the dumped items.
10. Policy to provide association fee credit for AEA service – A motion was made by Glenn P to continue the policy of providing a 2 year credit of AEA fees to those who complete a full year of service on the AEA Board the year after the service was performed. The fee credit can also be prorated. The motion was seconded and approved by unanimous vote
11. Donation to St Theresa for use of the Parish Hall for AEA meetings – The AEA Board would like to make a donation to St Theresa for their kindness in letting us use their building for our meetings.
- a. Leilani will contact the Father Sam Loterte to ask if a \$25 donation would be OK.
12. Additional Road Signs – Eric H requested 2 more road signs for Road 1. One “Dead End” and a duplicate “Deteriorating Culvert...” sign for the Mauna Loa corner.
- a. The “Dead End” sign was not approved because Road 1 is not a dead end.
 - b. The motion to order another “Deteriorating Culvert. . .” sign and post it on the corner of Mauna Loa Rd and Road 1 was made by Glenn P and seconded by Patricia H. The motion was approved unanimously.
 - c. Sandy S said he would be able to pick up the sign from Kona.
 - d. Glenn P said Parry, his friend on Road 9 (775-217-2139), would help to install the sign.

◆ **Schedule next meeting; Agenda ideas**

The next AEA Board meeting will be held on Saturday May 29, 9am – 12 pm, at St Theresa’s Parish Hall.

Leilani K will contact Father Sam Loterte to confirm this

Leilani K asked Mahea K to contact the Hawai’i County Parks and Rec to see if the Mt View Senior Center will be available on May 29 as well. We would like to resume our meetings there when possible.

◆ **Adjournment**

President Glen B. adjourned the meeting at 11am.

Submitted by: Patricia Hubner, Secretary