

## VCARMC QUARTERLY MEETING

**January 12, 2023, at 7 p.m. at the home of Casey Kinney**

**Present:** Gigi (legal name Judith) Lee (Incoming President), Ina Wolfe (Outgoing Vice President), Michael Stacy (Incoming Vice President), Kris Scanlon (Treasurer), Marlene (legal name Magdalene) Phillips (Incoming Secretary).

Board Members: Mark Bowser, Daniel Kea, Casey Kinney, Mike McKenney, Theresa Sommer.

Landowners: Bud Norwood, Hart Phillips.

Absent: Bud Muth, Julie Williams (Outgoing Secretary)

### **Call to Order:**

Meeting was called to order at 7:06 p.m. by Ina Wolfe.

Approval of minutes from the 2022 Annual meeting will take place at the next annual meeting.

### **Treasurer's Report:** by Kris Scanlon:

Amount in account: \$89,245.08, past due: \$24,950. 83 owners paid, 46 owners past due, \$14,110 for 2023 and \$10,840 for past years (15 owners). After being presented by 3 choices, a majority of owners chose to double the assessment (Tripling the assessment was needed to chip n' seal, since the new assessment is \$45,000 per road.). The second notice to delinquent owners is going out January 31, the third notice on March 31. Of the 46 delinquent owners, 25 owe \$45,000, and 16 owe \$16,000 in past assessments. Most owe under \$3,000. Delinquent owners are a mix of absent owners and those living on their property. The spreadsheet, started in 1996, was switched to Quickbooks (email-based, \$30 per mo.). Half of the owners have not provided email addresses and have to be billed by mail.

### **Bank Signatures:**

The new President (Judith Lee) and Vice President (Michael Stacy) will have to go to American Savings Bank with I.D. in order to be able to co-sign checks with the treasurer.

### **Insurance Renewal:**

The motion to renew liability insurance for the board and roads passed unanimously (Michael Stacy moved, Theresa Sommer 2nd)

### **Update Bylaws** by Theresa Sommer:

A majority of owners voted to relax outdated requirements for becoming officers and board members. Theresa asked that we read the bylaws to determine what needs changing for 2024

### **Clouded Title:**

VCARMC would like to place liens on properties of 6 delinquent owners, but the roads are not owned by property owners. Marine Finance Development Inc., who developed our subdivision, retained ownership of the roads, but went bankrupt in 1994. \$32,000 was left in a trust fund and turned over to the newly established VCARMC, who used the money to pave Laupaku. Ownership of the bankrupt company ended up with the Bank of Hawai'i via several trusts. A quiet title transfer

to VCARMC needs to be done and can be done, since we are recognized by the state as a legal corporation, having maintained the roads for the last 26 years. An attorney (Ted Hong) needs to be hired to facilitate the transfer, costing \$10,000. The motion for allowing this money was approved unanimously (Ina moved, Theresa 2nd). Liens could be issued in 3 to 4 months. The motion to move forward with the liens was approved unanimously (Theresa moved, Casey 2nd).

**Gigi commended Kris** for all the hard work he has done and everyone agreed heartily.

**Roadside Maintenance** by Casey Kinney:

Our new road maintenance person is Zac Scapers, who is doing a great job and conscientiously asks for feedback. He is paid \$5,500 per year for clearing and maintaining 4ft. of the 12ft. easements along our 16 ft. wide roads. He will not do spraying, because too many owners are against it.

**Potholes:**

Kris is willing to fill potholes with fresh asphalt. He is available until the end of February. The cost is \$150-\$200 for 5 to 6 bags. Theresa is making her torch available to flatten the asphalt.

**Other New Business:**

Abandoned car (grey Nissan Ultimate, license GWD 072, last safety check 7/20, smashed windshield, missing tire) on Ka Wai Lehua Blvd. Police response to towing request has been slow. If police refuses to tow car, towing charge will be \$440, because of county charge for crushing. Theresa is asking for help with phoning.

**Adjournment:** The meeting was adjourned at 8:44 p.m. (Theresa moved, Casey 2nd).

Draft Minutes respectfully submitted by

Marlene Phillips, VCARMC Secretary