

# Volcano Cymbidium Acres Road Maintenance Corp.

## VCARMC Annual News Letter September 2023

Aloha Members,

The board of VCARMC will be holding our annual meeting on October 21st, 2023 at 4 pm at the Cooper Center and on Zoom. We urge you to participate and consider joining the board. As of last year's meeting, the board consists of the following members: Gigi Lee (President), Michael Stacy (Vice President), Kris Scanlon (Treasurer), Marlene Phillips (Secretary), Mark Bowser, Theresa Sommer, Casey Kinney, Mike McKenney, Bud Muth, and Daniel Kea (Board Members). Ina Wolfe resigned recently due to the sale of her property. Thank you for all you have contributed, Ina!

We also want to thank Zack Smith for helping keep Cymbidium Acres easements cut back and mowed this past year. Due to his request to raise the quarterly fee from \$700 to \$1500 to keep up with the high cost of replacing blades and belts, we have decided to hire Kris Kramer for the coming year. He will do the job for \$700 and get the required insurance. Thank you board members, for making this possible.

As we mentioned in last year's annual letter, the board had discovered that there is a clouded title on the ownership of the TMK that comprises the roads of Cymbidium Acres. We are currently working with attorney Ted Hong to file a Quiet Title Action in order to get the title transferred to VCARMC. Even though this process is lengthy, we are confident in the decision to move forward with this process, as it is in the best interest of all owners. The legal paid (\$10,000).

Unfortunately, road association fees will need to continue to increase, if we are to maintain and improve the roads. The board approved to start with a 10% maximum allowed increase in 2024, and continue this way yearly for the foreseeable future. This is necessary, because the costs of material and labor keep rising.

Currently, our total annual assessment comes to \$39,000.00, if all owners pay. Annual expenses are:

Insurance	\$2,700
Mowing, Cutting Back.	\$5,000
Asphalt Patch	\$900
Administration Mailings \$400-	\$500
Accounting Software	\$390
Zoom Account	\$150

As of this letter, there are 18 owners past due two years or more for a total of \$13,500 owed. Letters of default were sent to 7 owners who were 3 or more years in arrears. 2 owners paid what they owed (Thank you!), and regretfully, liens (as permitted by bylaws) will be placed on the properties of 5 owners, who did not pay by August 6th, in early September.

Our board members have been very busy! Among other things, 20 bags of asphalt, 50 lbs each, were purchased and many pot holes were filled. Several members are still waiting for quotes for more extensive road repair. A board member checked on the status of Laukapu Rd.

and has kept an eye on the trimming and mowing. Weed spraying is part of the road maintenance program and will be conducted one to three times a year with a Hawaii approved herbicide (not Round-up). All new property owners please notice that the road shoulders are part of the road easements and should not be obstructed by rocks or plantings.

The Annual Meeting is being held in person and via Zoom on October 21st from 4 to 5 pm. The Zoom invite is on a separate page in this mailing. All owners who provided an email address will be sent a link a week prior to the meeting that can be used to log in.

If you have any questions or concerns, we recommend joining the annual meeting in person or via Zoom in October, volunteering for the board, or becoming an officer.

The VCARMC Board

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Aloha Members,

Here is a Link to the Annual meeting Via Zoom on October 21<sup>st</sup>, 2023 at 4 pm. If you can't join us in person at Cooper Center then we like to invite you to join us by Zoom.

[bit.ly/3ZmHw09](https://bit.ly/3ZmHw09)

VCARMC Board.