



Volcano Cymbidium Acres
Road Maintenance Corporation

Annual Newsletter

September 1, 2024

Aloha Members:

The Board of VCARMC will be holding our annual meeting on October 19, 2024 at 4 pm at the Cooper Center and via Zoom. We urge you to participate in the annual meeting, and consider joining the Board. This year, the Board has included the following members: Gigi Lee (President), Michael Stacy (Vice President), Kris Scanlon (Treasurer), Marlene Phillips (Secretary), and Board Members Marc Bowser, Theresa Sommer, Mike McKenney, Bud Muth, and Daniel Kea. Although the terms in office for Daniel and Theresa ended last year, they stayed on to assist the Association, but they now have other commitments and will be leaving the Board. We thank them for their dedication and service. We also thank our contractor Chris Kramer for keeping the roadway shoulders of our community cut back and mowed.

The lengthy process of correcting title for the roadway Tax Map Key (TMK) has been completed. It had been in the name of a defunct developer that went through Bankruptcy Court, and changed Trustees several times. In the discovery process, we learned that ownership of the roads was transferred to the subdivision owners. All owners in the subdivision own a 1/177 fractional interest of the roads, and the road association was established to maintain the roads.

Board members completed the first road survey and report in March and April. This evaluation was guided by the PASER Manual, which provides a rating system for asphalt road conditions, all available on our website under the 'Roads' menu. The report was used in preparing the 2025 Road Maintenance Plan. Our plan is to survey the road conditions annually.

Several Board members conducted pothole repairs in May, while the weather cooperated. The cost of material was greatly reduced by purchasing the mix in bulk (one ton) and Theresa Sommer allowing the use of her truck. We continue to have difficulties obtaining quotes from Asphalt Contractors for the chip seal application that we have been seeking and have used in the past.

The roadway shoulders are part of the rights-of-way, and should not be obstructed by rocks, logs, vehicles, or plantings. Spraying noxious vegetation along the shoulders is part of the Road Maintenance Plan, and is conducted at least once each year. The Board has investigated a new product for this program – Lifeline Herbicide – with the active ingredient glufosinate-ammonium, a naturally occurring broad-spectrum herbicide derived from the soil bacteria *Streptomyces viridochromogenesa*.

To help improve communications between the VCARMC Board and the association members, we are excited to announce that a website for the Association is being developed, with pages coming 'live' as of August 15, 2024. It is starting as a basic site for communicating with all members and providing much information, with more to be added. The site address is www.vca-rmc.org. Although it is still 'under construction,' feel free to take a look!

A set of Bylaw changes were reviewed at the July 11 Board Meeting, and approved to be presented to the Members for approval. The proposed changes are an effort to bring our bylaws into compliance with State Statutes that govern community associations such as VCARMC. A ballot form will be sent with the Assessment Statement and will also be available on our website. Ballots may be submitted by postal mail or email, and will be due by December 31, 2024. Ballots received after 3:00 pm on December 31, 2024 will not be considered or counted.



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For 2023, total income was \$56,840.00 and expenses were \$10,364.66. To date for 2024, total income has been \$9,362.82 and expenses have been \$4,997.66. (Most income occurs in November and December of each year).

There is currently \$127,348.28 in our bank accounts, with past-due payments of \$14,600.00 by seventeen members. At the July 11 meeting, the Board decided not to raise assessments for 2025. Also at that meeting, the Board decided to enforce rules in the Bylaws to collect on past due assessments by placing liens on owners that are three (3) years past due.

The Annual Meeting will be held on October 19th from 4 to 5 pm at the Cooper Center and via Zoom. (Ctrl+Click or Cmd+Click) on this link: <https://bit.ly/4g0zsKh> to enter the meeting via Zoom. The Meeting Agenda can also be found at this link: <https://bit.ly/3yZKdMe>.

The Proposed 2025 Budget and the Road Maintenance Plan are attached. These are the two issues membership is voting on at the Annual Meeting. A Membership Ballot is also attached. Voting can be done before the meeting via postal mail (to VCARMC, PO Box 574, Volcano, HI 96785) or email to Secretary@vca-rmc.org, or at the Annual Meeting. Voting prior to the meeting must be received by 3:00 pm October 17, 2024 to be counted. One vote per member per property is allowed.

If you have any questions, concerns, or would like to help, we recommend attending the Annual Meeting, volunteering for the Board, and/or becoming an officer.

Mahalo,

The VCARMC Board