

# VOLCANO CYMBIDIUM ACRES ANNUAL MEMBERSHIP MEETING (via Zoom)

MINUTES - OCTOBER 17, 2020

Annual meeting opened by President Michael Froebel at 7:10 pm. This meeting is via Zoom.

**Present via Zoom-** Julia Williams, Michael Froebel, Michael McKenney, Bud Muth, Casey Kinney, Theresa Sommer, Kris Scanlon, Ina Wolfe, Daniel Kea, Alan Holt, John Moraes, Sharon Moraes, Tom English, Kathy English, Renee Bertolette, Reed Bertolette, Serge King, Gloria King, Laurel Meady, Julia Hoeh, Marlene Phillips, Magdeline \_\_\_\_\_, Hartley \_\_\_\_\_, Lee Minor, Scott Hauan, Candy Hauan, John Deermer

***Motion to approve 2019 Annual Membership meeting minutes- Theresa Sommer, 2<sup>nd</sup>-Daniel Kea. All in favor. Motion passed.***

Alan Holt announced that he is resigning from the board. He is thanked for his years of service.

**Treasurer's Report-** *Kris Scanlon* (2020 annual treasurer's report on file). Kris recognizes former treasurer Mike McKenney's diligent efforts to track escrows and bring all landowners current in their road maintenance assessments.

Due to prior uncertainty re: continuation of the VCARMC board, there was a late assessment mailing for 2020 (December, 2019). The 2021 assessment was mailed in August, 2020. Two thirds of 132 owners have paid the current assessment for 155 lots. Total 2021 assessment- \$19,500, treasurer has collected \$17,000 thus far. Up to date treasury balance - \$ 31,248.62

***Motion accept Treasurer's report Casey Kinney, 2<sup>nd</sup> Ina Wolfe. All in favor. Motion passed.***

**Bylaws Committee Report-** *Theresa Sommer*- The present bylaws are out of date. The board is proposing a few changes each year. This year the following changes were proposed for landowner voting:

1. Change the requirement for all communication to be via USPS to allow communication via email- yes- 93, remain with USPS-18.

***Bylaws officially changed to allow communication to landowners via email.***

2. Change the bylaws to eliminate cumulative voting  
100-eliminate cumulative voting, 9-keep cumulative voting (2 did not vote)

***Bylaws officially changed to eliminate cumulative voting.***

Michael Froebel clarifies recording procedures for bylaws changes:

1. Bylaw changes will have strike throughs rather than elimination of previous Bylaw wording. This is important for historical documentation.
2. There will be a footer on each page with a change including date of revision.
3. There will also be an appendix to the bylaws explaining changes
4. Additions to bylaws will be in a contrasting ink color

**Roadside spraying Report-** Michael Froebel

Volunteer landowners have sprayed subdivision roadsides with WOW-a non-glyphosate herbicide. We will post signs prior to future spraying to keep property owners apprised of the herbicide used.

Michael McKenney will research an effective seed herbicide

#### **Roadside trimming – Julie Williams**

VCARMC roadside maintenance person, Warren Gilbert, continues to mow and cut back easements 4 times per year. Next cutting is approximately first week of December.

Julie will set up quarterly mowing schedule with Warren for 2021.

#### **Road Contractor Search – Bud Muth**

After a search of 14 road surfacing contractors , one estimate was received from Glenwood Contracting-\$125K/road. Prior cost with KKK was \$25K/road. However, the work was substandard. Bud will contact additional contractors.

Michael Froebel stated that due to the high estimate, until we receive a lower estimate from a reliable licensed road contractor, we will continue road patching.

Discussion re: asphaltting vs. chip seal. Mike McKenney noted that the road base beneath our roads provide a poor foundation for asphalt.

#### **2022 Budget / Assessments– Michael Froebel/ Kris Scanlon**

Next assessments. With assessment income of approximately \$17K and fixed costs at \$6.7K (landowner/liability insurance, mowing, herbicide, mailing costs, road patching), there is approximately \$11K/year available for road sealing.

Board agrees that we must begin raising assessments. Discussion. Case Kinney will research assessment structures and amounts for other Big Island subdivisions.

***Motion to raise annual road assessments by 10% (percent allowable under present by laws) for all land parcels in Volcano Cymbidium Acres -Ina Wolfe, 2<sup>nd</sup> Theresa Sommer. All in favor. Motion passed.***

The increased assessment will be sent with the August 2021-2022 annual newsletter.

#### **New board member nominations- Theresa Sommer**

The board is not accepting new board nominations at this time because by laws requirements were not followed. At the January meeting Theresa will bring to the board for discussion, a new by law statement to provide for a more reasonable board nomination timeline .

Alan Holt noted that board terms should be staggered.

***Motion to adjourn – Casey Kinney, 2<sup>nd</sup> Theresa Sommer. All in favor. Motion passed.***

Annual meeting minutes respectfully submitted,

Julia Williams, VCARMC secretary