

**VCARMC Quarterly Meeting**  
**Thursday, July 11, 2024 by Zoom and in Person**  
~~Draft~~ Minutes respectfully submitted by Marlene Phillips

**Present:** Gigi Lee (President), Michael Stacy (Vice President), Kris Scanlon (Treasurer), Marlene Phillips (Secretary), Theresa Summer, Michael McKenney, Bud Muth, Daniel Kea, Marc Bowser (Board Members)  
Hart Phillips (Land Owner).

**Call to Order:** At 6:05 p.m. by Gigi Lee.

**Approval of Minutes:** The Board Meeting Minutes of April 11, 2024 were approved unanimously; Michael Stacy moved, Bud Muth seconded.

**Treasurer's Report:** By Kris Scanlon

**1)** Checking Account: \$35,420.14

**2)** Investment Account: \$91,450.54

**3)** Past Due Payments: \$17,150.00 (18 owners, 5 liens, 13 others. Liens may be placed on 3 properties in January if assessments are not brought current.

**4)** Theresa will be willing to assist Kris until January. Michael S. will have 2nd key.

**Old Business:**

**1)** Roadside Maintenance: By Marc Bowser

Chris Kramer does the job every March, June, September and December. Needed scraping of road edges could be combined with chip-seal or paving. Because of paving costs, chip-seal is best option. Loeffler or Civil Engineering could give quote. The board voted (Michael Stacy moved, Marlene seconded) to purchase one container of "Lifeline" for spraying.

**2)** Road Survey: By Michael Stacy

The Road Survey was done by Michael S., Kris, Bud, and Marc, with 5 board members rating the input (see website for details). It was agreed to do the survey annually. This provides documentation of deteriorating road conditions.

**3)** Association Website: The board voted to approve Dreamhost (Theresa moved, Mike M. seconded). Michael S. will set up and maintain it with Gigi's help.

**4)** Proposed By-Law changes: By Michael Stacy

The proposed By-Law changes for items 1-5, 7-9, 12,13,15 and 16 were approved by the board (Theresa moved, Daniel seconded) and will go out with assessment letters. Notification time in several bylaws will be changed to no less than 14 days to comply with HRS 421J-3.5. Since the books of the association are open to the members, the annual audit requirement in section 10.4 will be eliminated. By-law changes must be approved by a 2/3 majority of voters.

**5)** A Rights-of-Way Policy will be put out for membership vote next year.

**New Business:**

**1)** Annual Meeting: Mike McK. will reserve Cooper Center for Sat., Oct. 19th, 2024 at 4pm. The board chose the 2025 Proposed Budget w.o. audit expenses, since our books are open. The letter inviting members to the annual meeting will include an agenda, Road Maintenance plan, and 2025 budget.

**2)** Resolution 2024-01 and Proposed By-Law Changes: After voting to comply with Resolution 2024-01 and setting the recording date for change of ownership and eligibility to vote as of Aug. 30th (Daniel moved, Theresa seconded), the Proposed By-Law changes to be voted on by the membership will be sent out with next year's assessment, which the board voted to keep the same for the upcoming year (Marlene moved, Daniel seconded).

**Adjournment:** At 8:18 pm. Theresa moved, Bud seconded. Next meeting is Annual Meeting on 10/19/24.