

## Fern Forest Community Association

### Minutes of a Meeting of the Board of Directors

April 13, 2019

Present: Bill Watkins, Caroline Frazier, Leslie Miles, Mike Muench. Excused-Kenneth (Imi) Gryde

Call to Order: Meeting called to order at 10:20 a.m. by President Bill Watkins. Secretary Leslie Miles recorded the minutes. A quorum of directors being present, the meeting proceeded with business.

#### **Approval of Minutes:**

The minutes from the 3/16/19 meeting were still in draft form and not available at the 4/13/19 meeting. They will be reviewed for approval at the 5/19 meeting.

#### **Treasurer's Report:**

Mike had not received the financial statements from Ken Ah Lo's office yet, so did not have a current financial report. He will obtain the information for the 5/19 meeting.

#### **Announcements:**

Bill reviewed situation with person with rocks in the easement complaint. Complainant unnamed. Talked to Jerry. Homeowner named Eddy (new resident) with rocks in the easement. Bill called the police. Police came and asked if the rocks have been removed. Bill said yes. They stated they would not get involved with rocks in the easement or rocks in the roadways.

#### **Business:**

Bill discussed the possible need to hire an attorney to address the issues of personal property in the easements. Mike mentioned the court decision established the MMRA and that our bylaws determine what we do to maintain the easements. We are responsible for the easements.

Per the judgement by the 3<sup>rd</sup> Circuit Court we have the authority to administer the MRMA.

Bill raised the possibility of suing the County/State to take back the MRMA because they won't back us up on anything.

Office Painting Project: Caroline and Mike are working on the office painting project. Caroline stated the quote for the paint and supplies was \$664.16. Need to show record of action taken to approve payment for paint and supplies. Bill suggested Cloroseal for the office container. He also said the roof on the office is in good shape and better not to paint it. Labor for cleaning, prepping and painting the two containers estimated to be 40 hours & 40 hours (two persons). Estimate total approximately \$4,000.00

2019/04/13-1: Motion by Bill to budget \$4,000.00 for painting but expect total to be less than that. Caroline 2<sup>nd</sup>. 4 in favor. 0 opposed. Motion approved.

Quonset Hut: Needs a drainage ditch-Gerry Martin will use the backhoe to dig a drainage ditch because we are having flooding. The area also needs to be cleaned of moss overgrowth and weeds. Rick Rego said door needed to be fixed as well as the electricity.

The approximate total for legal fees this far for the current (Gray/Clemmer/Lickfelt) case is approximately \$25,000.00

Bill stated if the estimate for the QH door repair was \$4,000.00 or less, we should go ahead with it.

2019/04/13-2: Motion by Bill to budget \$4,000.00 for repairing QH door, digging drainage ditch and cleaning around bottom of QH of brush overgrowth and moss.

Bill also stated the need to apply herbicide around the buildings and possibly treat for Little Fire Ants.

Caroline and Filiesha will also clean, paint and re-arrange the office.

Bill reviewed issue of holding Neighborhood Watch meetings at the lot. Per the Association's attorney, we can still have other events such as Neighborhood Watch, AA, Spay-Neuter Clinics.

Mike suggested opening the lot for Ron for NW but with the stipulation that activity needs to be monitored, and the NW mission shall be followed. If any attempts are made to stray from the NW mission and deviate into unauthorized activities, permission to use the lot will be rescinded.

It will also be okay for other organizations to hold their events as long as they stay with their mission statement.

Internet Service: Caroline and Filiesha still working on the overbilling issue. Viasat insists we have 3 different accounts. The first was set up by Linda, checking with Ken Ah Lo if he set up the second, and the third was set up by Filiesha.

The technician says when they updated the service they had told the office staff they needed to cancel the previous accounts. Office staff says they were never notified they had to cancel the previous accounts.

Caroline consulted the attorney who said to continue to harass the company to correct the billing errors. If they will not, then he can write a letter.

Past accounts have been cancelled and Caroline is attempting to get a refund for the overcharges.

No Trespassing Signs: Caroline and Mike will work on the No Trespassing signs which police state are needed in order for them to enforce. Per Bill, Ken Ah Lo says we can use his credit card to purchase supplies.

### **Roads Report:**

All roads have been done although Omega could use 3-4 loads to get to the end. We have almost 180 loads down and one more load for Omega.

2019/04/13-4: Motion by Bill to allocate \$5,000.00 for gravel just in case needed. 2<sup>nd</sup> by Mike. 4 in favor. 0 opposed. Motion approved.

Mike said they're running the scraper box and doing the first section of each road. Also doing mowing and cutting back brush now. Opened up Makoa, Ohialani and Omega. Will use the scraper box and keep mowing. The budget is thin because of the court case.

Legal Costs: Mike will work with Ken Ah Lo to establish a list of the costs so far.

2019/04/13-5: Motion by bill to reaffirm that there shall be no personal property in the easements OR on the roadways. 2<sup>nd</sup> by Leslie. 4 in favor. 0 opposed. Motion approved.

Bill will check with Captain Brisbee again to see what they will and won't do regarding personal items in the easements.

2019/04/13-6: Motion by Caroline to adjourn. Mike 2<sup>nd</sup>. 4 in favor. 0 opposed. Motion approved.

Meeting adjourned at 12:20 p.m.

Typed and submitted by Leslie Miles, Secretary