

**Fern Forest Community Association, Inc.**

**Minutes of a Meeting of the Board of Directors**

**June 29, 2019**

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

Call to Order: Meeting called to order at 10:12 a.m. by President Bill Watkins. A quorum was present. Secretary Leslie Miles recorded the minutes.

**Approval of Minutes:**

The minutes from the 3/16/19, 4/13/19, and 5/11/19 meetings were read.

2019/06/29-1: Mike motioned to accept the minutes. Caroline seconded, 4 in favor, 0 opposed. Motion accepted.

When to approve the December Annual Meeting minutes was discussed. At the 12/2/18 Annual Meeting Secretary Kathy Frontino was standing ready to read the 2017 Annual Members Meeting minutes, when the meeting was interrupted and had to be adjourned. So it was decided they should be approved at the next Annual Meeting which would be in December, 2019. The 2017 and 2018 Annual Members Meeting minutes will be read at the December 1, 2019 Annual Meeting. The board is preliminarily approving the 2017 minutes subject to them being read at the 2019 Annual meeting.

2019/06/29-2 Mike-motioned that the board does approve the meeting minutes for 2017 and 2018 subject to the review of the membership at the next Annual meeting. 2<sup>nd</sup> by Caroline. 4 in favor, 0 opposed. Motion accepted.

**Treasurer's Report:**

Mike reviewed the expense analysis from January-May of 2019. Bill said per Ken Ah Lo, the bank balance was \$141,000.00 and Ken anticipated collecting approximately another \$40,000.00 with the next billing, so the total to the end of the year is approximately \$181,000.00. For tax purposes Ken recommends carrying no more than \$30,000.00 at the end of the year.

The anticipated expenses for July-December were estimated at:

\$40,000.00-gravel for year-end sweep (approximately 80 loads)  
\$56,000.00-July-December operational overhead (\$9,300.00 x 6 months)  
\$4,500.00-Annual billing/newsletter mailing  
\$2,500.00-possible additional mailing due to lawsuit  
\$1,500.00-Annual Meeting costs for venue with adequate security and legal counsel

Due to the defendants in the lawsuit filing additional, lengthy motions and requests, the board anticipates additional legal expenses of approximately \$40,000.00 so must factor that into the budget.

Bill authorized about \$500.00 for equipment from Bacon-needed a scraper blade and hardware. (2 sets) and some additional painting supplies for the office container.

Bill has not authorized any other expenditures.

Mike proposed fixing the Quonset hut door as a priority. Bill had a written estimate from Cornerstone Welding which came in at \$19,074.00 because the door is so badly rusted and that does not include the "grade all" machine to lift them up to work on it.

Caroline suggested getting additional estimates, one from Nelson Rego at Portable Rent-to-Own, and possibly someone else.

2019/06/29-3: Caroline motioned to get additional estimates for repairing the QH door because the bid from Cornerstone was so high. 2<sup>nd</sup> by Mike. 4 in favor, 0 opposed. Motion accepted.

Bill mentioned that the back door of the QH was also rusted and the water system should be checked. Mike said should those items also need repairs, they may need to wait until next year due to the budget.

#### **Roads Report:**

Bill said they have mowed the entire subdivision. He wasn't happy with some of the areas that were worked on because not enough material was being reclaimed. They switched to the scraper box and changed the angle of the blade and he will go over the usage with the operator in order to be more aggressive. It will wear the blade out faster but it should work better. The roads done were Jungle King-down, Kokokahi-up, Mako-a-up, Kaleponi-up to top, Ohialani-up, Omega-up, Leila-down.

The area Julie Mitchell had filed a complaint about had been addressed. We reaffirmed we would like the complaints addressed within 48 hours with at least a return phone call to the person who filed the complaint, and the area addressed as soon as possible.

Bill said with Caroline's help, they worked out a system for roads reports that works better for him because he was having difficulty finding the reports and appreciated the change in the filing system.

2019/06/29-4: Mike motioned to adjourn as all business was concluded. 2<sup>nd</sup> by Caroline. All in favor. 0 opposed. Meeting adjourned at 11:30 a.m.

Submitted by Leslie Miles, Secretary