

**Fern Forest Community Association, Inc.**

**Board of Directors Meeting Minutes**

**June 12, 2021**

**Present of the FFCA Board: (on Zoom)** Christopher Quarré, Robert Arieta, and Marguerite Hauberg. Others from the Community watching on Zoom.

**Call to Order:** Meeting was called to order at 11:02AM

**Approval of Minutes:**

Marguerite read the May 8, 2021, Board Meeting Minutes.

2021/6/12 -1 Robert made a motion to approve the May 8, 2021, minutes as written. 2<sup>nd</sup> by Chris Q. All in favor. Motion approved.

**President's Report:**

Chris Quarré reported.

Lawsuit update: Our attorney informs us that there is a delay as we are waiting for the other side to present their proposal so that we can move closer to ending the suit.

Damaging roads: Please report &/or call police when you see someone damaging our roads, know that these repairs cost our community time & money.

We definitely have some chronic speeders in our community that are tearing up our roads & creating an unsafe environment. The speed limit on our side roads is 15mph, please for the sake of safety & our roads try to stay close to that. Police have said to report & take videos of speeders.

Mid Year Billing: The mid year road fees billing goes out next month, the more that pay the more work that can be done on our roads! Currently about 36% do not pay.

Let's all help make Fern Forest a safe and fun place to live!

Aloha

**Treasurer's Report:**

Robert Arieta reported:

Beginning Balance \$ 200,255.54

Income \$ 8,007 from assessments

Expenses \$ 35,052

Rock/ Hauling \$ 18,003

For the Month of May 699 TONS of rock were placed on the Roads.

Ending Balance \$ 173,888.36

**Road Report:**

Robert Arieta reported the following:

Ellsworth filled potholes on these roads:

Upper Upper Kaleponi - Alii Kane - Omao - 2 truck

Lower Omeka - 17 truck loads

Alii Wao - 10 truck loads

Upper Omeka - 3 truck loads

Uluhemalu - 5 truck loads

Kokokahi - with reclaimed gravel

Reclaimed gravel from:

Lower Kaleponi, Upper Ohialani

Kokokahi, Lower Makoia

Rain total for the month of May at our house was 16.71 inches. As there is variation among rain gauges and locations in the forest owners are encouraged to call or email their totals to the office so that we can get an idea of the average rain totals for Fern Forest.

### **Old Business:**

#### **Community Liaison:**

Marguerite reported as Community Liaison that Joel Thompson moved the firetruck into the Quonset hut on June 9, 2021. Photos were posted on the FFCA Website and Facebook Group Page. Captain Wilson (tel. 808-938-1258) informed us that the next Volunteer Fire Fighter Training will be July 27, 5-7 PM on our FFCA lot. August 24 the training will be back at Volcano Fire Station. Monthly sessions will alternate. It takes 5-6 session to become a provisional firefighter. Think about joining, our Community needs you!

Neighborhood Watch, led by Ron Costa, will start up again after Covid and meet at the FFCA lot on June 19, 10:00 AM. The agenda will include a report about the latest squatter legislation for the Big Island.

Community Clean-up Day was held June 5, 2021. Two very full trucks left the lot, one to recycle metal at the Business Recycle Center in Kea 'au, the other with mattresses and trash went to Hilo Transfer station. Both utilized the County Waiver to dump extra items.

#### **New Business:**

The Board received a proposal from Jeri Kehaulani La'a regarding VFFF (Volcano Friends Feeding Friends) distribution of meals for students during the summer break in a drive through situation. The umbrella organization, Vibrant Hawaii, serves upper and lower Puna by giving meals to the needy. This program is called Kaukau 4 Keiki (Meals for kids) and can be signed up for online.

2021/6/12 -2 Marguerite made a motion to allow Volcano Friends Feeding Friends (VFFF), led by Keahaulani, to distribute food for 7 weeks starting the week of June 14 at the FFCA lot. 2<sup>nd</sup> by Chris Q. All in favor. Motion approved.

2021/6/12/-3 Robert made a motion to adjourn the meeting. 2<sup>nd</sup> by Chris. All in favor. Motion approved.

All business being concluded, the meeting was adjourned at 11:28 AM.

Minutes respectfully submitted by Marguerite Hauberg, FFCA Board Secretary

The next FFCA Board Meeting on Zoom will be July 10, 2021

There was a time for questions/comments from the owners at the conclusion of the regular meeting.

Comment sent to office by Todd Schaeffer:

When I was in office for that short time, Ken A'lo had said somewhere around 400 people were not paying their road fees (68k). That was then, now, the fact is that out of the 2,589 lots in the forest they are having to rebill 931 people. This is a staggering amount. \$158,270 that's enough money to buy a brand new cat to maintain the roads. So why do so few people want to pay? Well it's pretty simple, there's no penalty for not paying. And they're not getting anything for their money, when they do pay. They only get a small amount of patch work on the roads. So this is a result of going backwards by the board. The penalty was going to be \$25 per quarterly billing, if I'm not mistaken. Unfortunately, this was shut down. \$25 it's not that much money to be billed for a late fee, however this would have equated to another \$23,275 per billing! This in and of itself is an incentive to pay. Now we get to spend more money and have Brandy rebill 931 people. I don't know what that would cost but it can't be cheap. Envelopes and stamps time to get all of the address is printed on the envelope stuffing all of the envelopes Etc. Plus, as far as I know there have been no liens put on any properties for people who do not want to pay. These are not people that cannot pay, these are people who do not want to pay. You have taken away all incentive to pay. This needs to be changed and corrected. No lending institution, credit card, bank, phone company, internet company, would not invoke some penalty for not paying.

If people don't want to pay the \$170 per year for road maintenance fees, they should be penalized. This is a very low cost. Our roads do deserve better and so does the community.

Response:

Data Processing does the 'second billing' in July each year. Chris Quarré did mention in his report that this year that will be sent to about 36% of the owners who have not yet paid their fee, which is about the same as previous years. 2020 Board did try to raise the late fee to what would have amounted to \$100/year. They passed a motion in October 2020, after that year's second billing, so it was never collected at that rate. In fact, the billing 2020 and previous years added a \$10 late fee. The current board reasoned to go from \$10/year to \$100/year would in fact make it so difficult to pay, that late paying owners wouldn't pay at all. Therefore, we made a motion in the May minutes to make it a more reasonable \$25/year instead of per quarter. This is still an increase from the 2020 collection.

As to the liens. Our Data Processing Services advises the Board to only start the process if it looks likely to actually collect the money, as the process is costly and we may not come out ahead.

### **Motions from June 12, 2021 Board of Directors Meeting**

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