



SEACLIFF PLANTATION COMMUNITY ASSOCIATION ANNUAL MEETING

FRIDAY, MAY 29, 2009 5:00 P.M.

PRINCEVILLE COMMUNITY CENTER

MINUTES

In attendance: Michael and Sheree Latif, Jim Fields, Steve and Julie Larson, Rick and Crystal Jones, Mary and Jim O'Connor, Ginny Shinn, and Christi Groesbeeck.

- *Rick Jones called the meeting to order at 5:20 p.m.*

- *Rick asked to approve last year's Annual Meeting Minutes. The minutes were approved.*

- *Jim O'Connor gave the Treasurer's Report and reviewed the Budget.*

- *Jim introduced the new homeowners who were in attendance: Jim Fields, Steve and Julie Larson, and Ginny Shinn (manager of Campos's properties).*

- *Rick Jones went over old and new business:*
 - *Reminder - No construction/maintenance after 5:00 p.m. weekdays & all day Sunday.*

No trash/green waste burning.

 - *Rick expressed a "Thank you" for the 2007 & 2008 Special Assessments - able to make improvements at front gate with high-powered cameras, additional lighting, call box, and initial landscaping of ag park boundary without raising the monthly dues.*

 - *Rick discussed the issues surrounding vacation rentals and the commercial activity currently taking place in Seacliff. The Kauai County Council recently enacted an ordinance prohibiting transient vacation rentals on agricultural land (which includes all properties in Seacliff). As to the commercial activity such as weddings and events that are being held at Seacliff, they have not and will not be allowed in Seacliff (per the CC&Rs which restricts the use to single family dwelling units that may be used only for residential purposes within an agricultural context). These prohibited activities inconvenience and negatively impact fellow homeowners, as well as causing the wear and tear of the common areas throughout Seacliff.*



- *Jim discussed if the antennae above lots 5 a & c (Lenahan) could potentially be harmful. John Lenahan asked if they could be moved to a different location. Jim noted that the antennae are located on the cemetery parcel and not part of SPCA. The antennae were permitted by the Kauai Planning Commission, and we are only involved in that we have the right as neighboring properties to comment on the application.*

It had been brought up in the past, and the Planning Commission received no compelling evidence of harmfulness to neighboring properties. They could only be moved if we or others asked for removal based on new evidence of harmfulness.

- *Steve and Julie Larson asked if something could be done about the lack of grassy areas along roadside by their house. Jim O'Connor explained that those specific areas are bare because of the erosion of the top soil from extensive rain and the water concentrated in those areas since the subdivision was developed. We are going to address the bare spots by amending and adding new topsoil to facilitate grass growth.*

➤ *Nominations/Elections for next year's board:*

- *Board Members - Jim Fields, Rick Jones, Jim O'Connor, Elizabeth Freeman, and Chris Mann*
- *Design Review Committee - Jim O'Connor, Chris Mann, and Rick Jones*

➤ *Next year's Annual Meeting (tentative) date - May 1st, 2010.*

➤ *Meeting adjourned at 7:13 p.m.*