

**SEACLIFF PLANTATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

THURSDAY, APRIL 14, 2005

MINUTES

- 1. The meeting was called to order at 5:10 p.m. in O'Connor Realty's Conference Room – Kilauea, Hawaii.**
- 2. Present: Rohn Boyd, Elizabeth Freeman, Rick Jones, Don McConnell, Jim O'Connor, Ileana Carreno, and Christi Groesbeeck.**
- 3. The Minutes from the last Board of Directors Meeting dated August 4, 2004, were motioned for approval by Jim O'Connor and seconded by Rick Jones.**
- 4. Treasurer's Report – Jim O'Connor handed out a copy of the "Financial Report" and the Budget for Seacliff Plantation to each of the Board Members. He discussed that the expenses are aligned with the Proposed Budget for 2005, and that the work done to pave Pali Moana road through Seacliff actually was almost \$29,000 under the initial proposal.**
- 5. Jim talked about all of the dogs that have been running loose through the subdivision and even into the U.S. Fish and Wildlife Refuge and attacking and killing many of the local endangered birds including nenes and albatrosses. There is speculation that it may be some of the dogs belonging to a couple of homeowners in Seacliff, so the Board discussed possibly first calling and then writing a letter to those homeowners asking them to please make sure that their dogs are confined to their property or else the dogs may be taken to the humane society or even killed if they are caught back on the U.S. Fish and Wildlife Refuge and are not able to be identified. Jim said that he would contact the homeowners about the problem and then follow-up with a letter as well.**
- 6. Rick Jones suggested changing the code on the gate from Seacliff into the U.S. Fish and Wildlife Refuge since it has been over three years since the current code was issued.**

7. Jim suggested looking into putting up street signs throughout the subdivision that look like wood but are actually made of a foam material that have a crossbar at the top with a swinging sign (similar to those in the Kiahuna Country Club area). Rick recommended lava rock around the bottom part of the sign for a different look. The Board agreed that the signs would be a nice addition to the subdivision but that they would need to see what the estimated cost would be for repaving Makana Ano road first and then see how much would be available for the street signs. Jim said that he would look into the costs involved with the street signs.
8. Rohn suggested increasing the homeowners dues; Rick and Don disagreed that the dues should be increased at this time.
9. Jim told the Board that Christi and Sakae (Seacliff's Security Guard) have been cleaning up all of the old codes for the gate in an effort to eliminate unnecessary individuals from entering Seacliff.
10. Jim talked about a possible jurisdictional easement for the U.S. Fish and Wildlife Law Enforcement for areas going into Seacliff. There have been a number of incidents of individuals other than authorized persons that have been spotted throughout the subdivision that may be engaging in illegal activity, and a jurisdictional easement for the police would help with keeping this type of activity under control as well as help with other activities such as enforcing vehicular laws.
11. Jim explained that Lot 26 had been resubdivided into three (3) parcels of land: 75.4 acres (Lot 26a), the roadway (Quarry Road), and Lot 26b. Easement A now belongs to Seacliff homeowners, and there is now a ten (10) ft. easement for access to Lot 26b homeowners. The Planning Department has already approved everything – Seacliff is just waiting for a deed. Rock Quarry Rd. now has an easement and is privately owned by Kauai Mortgage Investors (KMI). Jim will ask a landscaper to come out and give an estimate for the landscaping along Pali Moana Rd. He also talked about New Seacliff Estates (NSE) participating in the landscape along Pali Moana Rd.; Elizabeth Freeman and Mary O'Connor have suggested tiering and / or clustering various native trees and bushes such as Melo trees, Na Paka, and bestill.
12. Rohn asked about Mayor Baptiste's article in the newspaper regarding gated communities. Jim explained the process of a

hearing by the County Council which has to first go to the Planning Commission.

13. Jim brought up the use of homeowners properties and that homeowners could not use a portion of their homes for bed and breakfast rentals, only vacation rentals where the entire house could be rented – even though there is currently a statewide proposal to stop vacation rentals all together if they are not in a Visitor Designated Area. It was decided by the Board that as long as the rental of the individual's property does not grow out of control, there is not a problem with renting out their property. The Board did agree that there should be some rules and guidelines established in regards to renting properties in Seacliff.
14. Jim suggested that Don McConnell be on the Audit Committee for Seacliff again this year, along with Peter Somers. Don agreed to do the audit again this year.
15. Rick mentioned that the barbed wire fence on Cemetery Rd. is down and people are driving through the wire and coming into Seacliff. It was suggested that the fence be replaced with hogwire.
16. Rohn asked if the weeds around the front entrance sign to Seacliff could be removed. Jim will ask one of the lawn maintenance guys that currently works in Seacliff to cut the weeds.
17. The Annual Meeting will be held on June 15, 2005.
18. A motion to adjourn the meeting was approved and the President closed the meeting at 7:15 p.m.